





## EUROPEAN NEWS

## Poland scraps social service cuts to stave off unrest

BY CHRISTOPHER BOBINSKI IN WARSAW

THE POLISH Government has abandoned a number of social service spending cuts originally proposed by planners for inclusion in a three-year anti-inflation programme passed this week to parliament for debate.

"We have our Thatcherites in high places too," said an economist in Warsaw, commenting on the discussion inside the Government and the party leadership in the past six weeks on the programme. "But so far their proposals have been set aside."

A comparison of the draft programme dated early February and the details published in the Press yesterday show that the authorities are taking care not to heighten working-class tension.

Gone, for example, is all mention of a freeze on central wage regulations, as well as rise in social benefits from May 1 this year.

But the anti-inflation programme still envisages a review of collective wage agreements designed to cut back privileges won in the past by various industries. This move is sure to cause discontent.

The wage pact review will be the first test of the new trade unions which contain less than 10 per cent of the workforce, now being organised to replace the Solidarity union.

The programme also contains a two-year freeze on wages in sectors directly financed from

THE BANKING task force negotiating the further re-scheduling of Poland's foreign private debt is seeking to reach agreement on a re-scheduling pact which would cover the years 1983-1985, instead of the one-year arrangements negotiated hitherto, Stewart Fleming reports from Frankfurt.

This was confirmed by Dr Christoph von der Decken, the Dresdner Bank board member responsible for the Poland debt re-scheduling. Dr von der Decken said the Polish officials, as well as Western bankers, were interested in a longer-term re-scheduling, a policy which, in the case of the U.S. banking industry, is seen to represent a change of heart.

Hitherto, it has been thought that the U.S. banking industry wanted to stick to one-year agreements, a position which keeps the Polish authorities under the maximum pressure.

the budget, such as the health service, education, defence and security.

The cost of down-payments for housing will also rise. But the only social service charge to survive the debate inside the Government is the introduction of part-payments linked to patients' incomes for meals in sanatoriums.

## Italian metalworkers hold day-long wage strike

BY JOHN PHILLIPS IN ROME

MORE THAN 1m Italian metalworkers yesterday held a day-long strike in pursuit of a new labour contract that was delayed by the long wrangling before the historic agreement on wage indexation signed in January.

Demonstrations were called in most major Italian cities and negotiations between the FIAT, the metalworkers' union which generally sets the pace in the Italian wage round, and the employers' federation Intersind were expected to resume today.

The search for new two-year pay contracts which expired in

December 1981 and which the national employers' federation Confindustria declined to renew until the problem of the scala mobile or "wage escalator" was resolved, is seen at the first major test of just how far the January accord on indexation will guarantee industrial peace.

Other indications that Italy could be entering a period of industrial disruption came yesterday as airport workers and Rome public transport employees announced strikes for today.

## Metin Munir in Istanbul reports an increase in political activity as the military considers a date for elections Turkey's political players wait for the starter's whistle



TURGUT OZAL: Slimmer, sifter and keen for office

DESPITE the fact that Turkey holds the post-war Western European record for coups, political imprisonment, hangings and assassinations, politics remains the country's only profession from which no one wishes to retire.

At the age of 101, Mr Celal Bayar, the former Right-wing president, who barely escaped the gallows after the 1960 coup and spent several years in jail, is the world's oldest active politician and continues to wield considerable influence.

Mr Suleyman Demirel, his spiritual heir, holds a different kind of record: he was overthrown by the army in 1971, and again in 1980 when the current military regime was established. Undaunted, he is fighting a silent battle to regain political power.

Mr Demirel is not the exception but the norm. All politicians in the parliament which the generals abolished on October 12 1980 want to return and all the parties which the generals abolished want to come back to life. There is not a single former politician who has declared that he wants to retire and write his memoirs.

Even people who have gained prominence since the coup are beginning to come out and say that they want to continue political careers when democracy is restored.

Most prominent among these "greens," as one observer labelled them, underlining their inexperience and newness, is Mr Turgut Ozal, the former

Deputy Prime Minister and architect of the country's successful economic recovery programme. Mr Ozal resigned last July when he lost the confidence of the army.

He has declared that "if the conditions are right" (although he refuses to say what the conditions are) he would form his own party and make a bid for power so as to complete his free market-oriented economic reform programme.

Mr Ozal returned to Turkey last month after spending about three months in the U.S. where he underwent a slimming course at a Houston hospital. He lost 67 lbs in less than two months and, although he still weighs 291 lbs, looks remark-

ably slim to people who knew him when he was in Government.

The soft-spoken, bespectacled, dapper economist received a hero's welcome on his return in the Press and his diet (meat or fish daily, plus vitamin pills, salt and potassium and washed down by water or sugarless decaffeinated coffee or tea) became more famous in Turkey than Jan Fonda's Workout Book.

Although the politicians are gathering in the political arena it is still of course not known when the race will start or what sort of race it will be. When the generals dissolved the political parties and seized their property, about 100 former Premier Demirel and Bulent Ecevit, his social democratic rival, were banned from politics for 10 years.

Less well-known former politicians can re-enter parliament but are prevented from playing a prominent role in new political parties for five years.

In a national referendum last November, an overwhelming majority voted to install General Kenan Evren, the Chief of Staff, as President for seven years.

New elections are to be held either in the autumn of 1983 or, at the latest, in the spring of 1984, depending on the speed with which the appointed committee of experts drafts new laws covering political parties and elections and assuming no



Veteran politician Celal Bayar (left) aged 101, with his spiritual heir, Suleyman Demirel.

major adverse international developments occur.

Most people expect or at least hope that elections will be held this year. The consultative assembly has completed work on the political parties law and has sent the draft legislation to Gen Evren's National Security Council. The Council will put the finishing touches to the draft and issue it as law. There is also speculation that the Council will extend the list of people who are to be banned from politics. The final major legislation on the agenda of the Consultative Assembly is now the election law.

Although politics are still banned, political activity has gained in intensity and political



Mr Bayar is said to favour Admiral Bulent Uysal, the Prime Minister, as the new leader of the Right. So, it is said, do the military generals. Mr Demirel, on the other hand, is rumored to be against Admiral Uysal, wanting the job himself. Mr Ozal is reported to be opposed to all former party leaders which will give him the top job. Admiral Uysal reportedly says that he will form a new party if he can ensure the support of "moderate elements" in both the RPP and the JP.

In the social democratic camp, there are even more confused. Mr Ecevit is refusing to name a successor or even to be involved with preparations to set up a new party.

No-one is bothering to speculate about the once powerful extreme Left or extreme Right, the pro-Islamic movement, the new constitution does not permit such currents.

It is not easy to predict what the future has in store for Turkish politics because of the important unknown element: the army which continues to hold all legislative and executive power.

What the army says goes, and its attitude towards the crucial legislation on the conduct of elections and the behaviour of political parties has not yet been revealed. Politics may remain the nation's favourite pastime, but nothing will happen before the army sets the rules and tells everyone what they are.

## Dutch take hard line on cable TV

BY WALTER ELLIS IN AMSTERDAM

FOREIGN radio and television companies wishing to transmit in the Netherlands via cable will have to satisfy a wide range of conditions which, in effect, will prevent them from aiming programmes directly at the Dutch market.

The new rules, if confirmed, are likely to depress foreign interest and boost the existing Dutch "pluriform" broadcasting system.

Mr Eelco Brinkman, the Dutch Culture Minister, outlined the regulations in a letter this week to Mr Ruud Lubbers, the Dutch Premier. He said that relays of foreign satellite programmes through the cable network would have to be carried out by bona fide broadcasting

organisations in the Netherlands.

Programmes shown should not have been compiled specially for the Dutch market and should be shown in the same form simultaneously in their country of origin. They must be capable of reception by all cable viewers and not only by those paying a special fee.

Most important, any advertising could not be targeted at the Netherlands and should not be spoken or sub-titled in Dutch. Prices of goods advertised should not be given in Dutch guilders, nor should there be any mention of selling points in the Netherlands.

The Minister's proposals rule out broadcasting to the general public of a French composite

channel shortly to be relayed via satellite to French troops stationed in West Germany.

The French forces channel is to be based on a selection of evening viewing on the three French stations and was offered free to the Netherlands. Earlier, Mr Brinkman had said he had no objection to the French relay.

On June 3 this year, a European Communications Satellite (ECS) is to be launched, and NOS, the Dutch state broadcasting corporation, is to make use of it to beam "pay TV" programmes to the Netherlands.

Mr Brinkman claims to have little faith in the project and says that Dutch viewers already suffer from a surfeit of television.

## Shell to have right to operate Troll gasfield

By Our Oslo Correspondent

NORSKE SHELL, Norwegian subsidiary of the Dutch-British oil major, should have operating responsibility for the first stage development of Norway's giant Troll gasfield, the energy committee of the Storting (parliament) recommended yesterday.

The offshore field, originally discovered by Shell, is one of the world's largest and is expected to become a major source of gas supplies for continental Europe from the mid-1990s.

The committee proposes that responsibility for developing the field should be transferred to the Norwegian state oil company, Statoil, around 1990.

## Tikhonov signs long-term agreement with Belgrade

BY ALEXANDAR LEBI IN BELGRADE

THE SOVIET Prime Minister, Mr Nikolai Tikhonov, signed a document on principles and guidelines for long-term economic co-operation with Yugoslavia in Belgrade yesterday. A three-year agreement on cultural co-operation was also signed.

Two important contracts were concluded during Mr Tikhonov's visit. One concerns Soviet oil supplies to Yugoslavia in 1983. A total of 5.55m tonnes of crude and oil derivatives valued at over \$1bn (\$666m) will be delivered to Yugoslavia oil companies, with an additional 1m tonnes to be contracted later in the year. This means that total deliveries in 1983 will be about

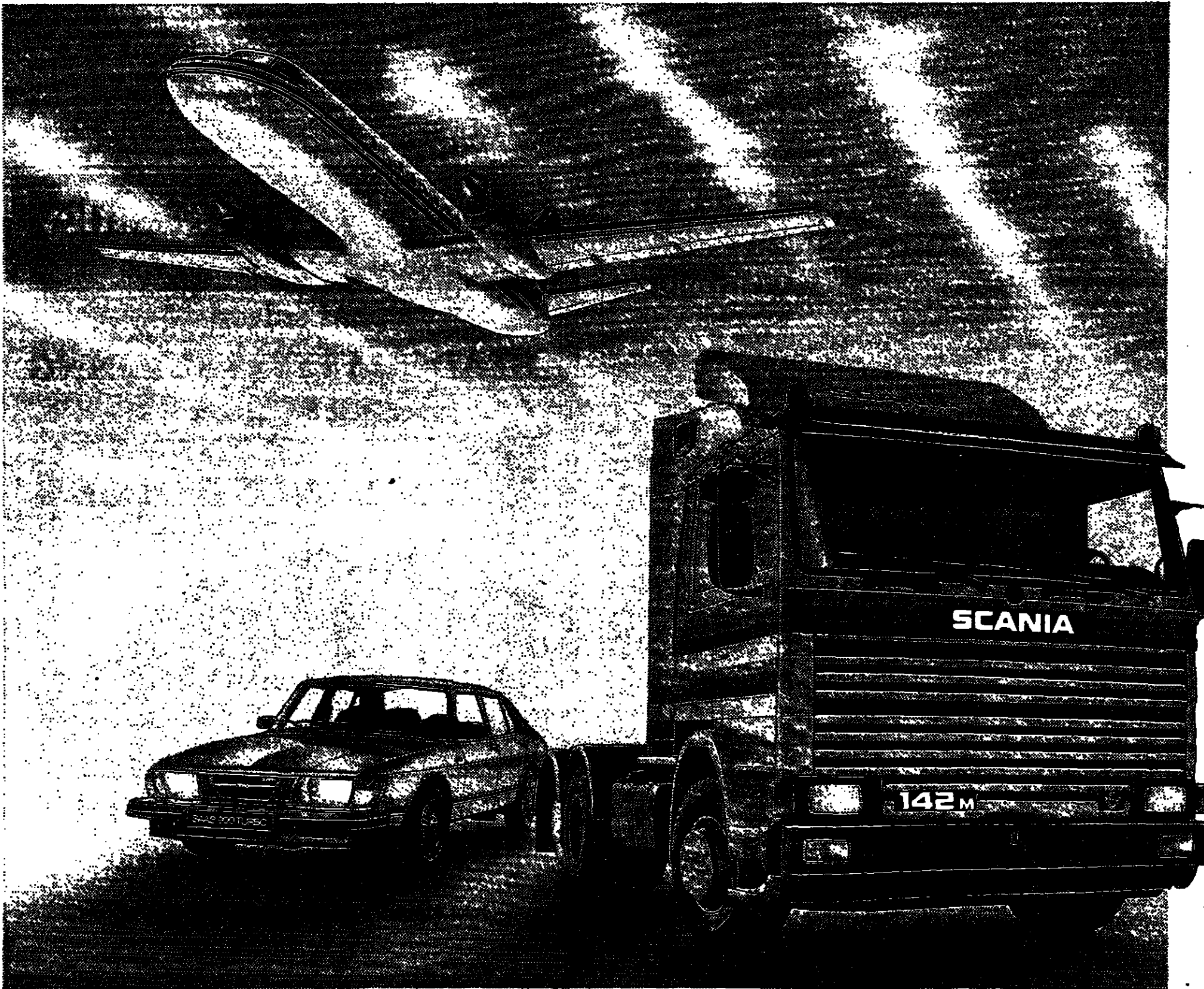
20 per cent higher than in 1982.

The other contract concerns the sale of 20 ships and four "push barges" for Soviet river navigation, valued at \$160m. This is in addition to earlier Yugoslav orders. The ships will be built in five Yugoslav inland shipyards by 1985.

The Soviet Prime Minister stressed his country's interest in broadening long-term economic co-operation with Yugoslavia. He said the readiness of the Soviet Union to consider all offers directed to that purpose.

FINANCIAL TIMES, published daily except Sundays and holidays. U.S. subscription rate \$20.00 per annum. Second Class postage paid at New York, N.Y., and at additional mailing centres.

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## EUROPEAN NEWS

### Defence of franc severely depletes French reserves

By DAVID HOUSEGO IN PARIS

THE French Government's \$600 (£400) of borrowings last year from the Euromarkets and from Saudi Arabia to strengthen the foreign exchange reserves were exhausted in defence of the franc in the final weeks before last Monday's devaluation.

The weekly statement from the Bank of France released yesterday shows another massive outflow of FF 15bn (£1.45bn) of foreign exchange in the week of March 10-17.

This comes on top of the loss of FF 23bn the week before and brings the total loss of foreign exchange since the beginning of February when pressure on the franc began to build up to about FF 50bn.

This is roughly comparable to the outflow of foreign exchange prior to the June devaluation.

In the wake of that, some FF 15bn flowed back into France as compared with the FF 28bn that returned after the Government's first devaluation of October, 1981.

It is too early to say what the rhythm of inflowing capital will be after the third devaluation.

The haemorrhaging of the foreign exchange reserves underlies how dependent France has become on EMS mechanisms to support the franc prior to the devaluation — and thus in practice how difficult it would have been for France to have pulled out of the EMS without letting the currency plummet.

As part of the realignment, France has negotiated a borrowing from the EEC facility reserved for member states with balance of payments problems because of high import bills.

An IMF mission is currently in France headed by Mr Alan Whitman, head of the Fund's European department, and who was responsible for negotiating loans with Britain and Italy in the late-1970s.

Though the fund's mission is described as being to carry out the routine annual French survey, observers here believe that it would be difficult to avoid the issue of a possible IMF borrowing.

### Row breaks out over nuclear spending

By Paul Betts in Paris

A FRESH controversy has broken out over French defence policy involving the nuclear component of the Government's defence programme.

The Defence Ministry refused yesterday a report that appeared in Le Monde, the influential French daily newspaper, claiming that engineers of the state Atomic Energy Commissariat were increasingly worried the Government was trying to find ways to contain expenditures in the so-called "untouchable" nuclear budget, the most sensitive area of defence.

These concerns follow a delay in the current programme of underground nuclear explosions in the South Pacific.

The Le Monde report suggested the authorities were perhaps considering scaling down the underground test programme to concentrate more resources on missiles, nuclear submarines and aircraft rather than on research and production of nuclear charges.

M. Charles Hernu, the Defence Minister who has been confirmed this week in the new French Government, issued a statement denying any changes in the underground nuclear test programme launched in October, 1981.

### WEST GERMAN MERGER PROPOSALS

## Steel giants agree to fresh talks

By JAMES BUCHAN IN BONN

MANAGERS and union leaders from West Germany's battered steel industry yesterday moved a couple of steps nearer agreement on a new shape for a sector currently burdened by heavy losses and overcapacity.

At a conference called by Count Otto Lambsdorff, the Bonn Economics Minister, chief executives of the five main companies confirmed their commitment to explore co-operation which, nonetheless, falls far short of a radical plan for state-aided mergers put forward by an independent commission of experts, or "moderators," in January.

The conference was the latest attempt by Bonn to prod the companies into delivering plans for capacity cuts and investment in time for March 31, the deadline set by the European Commission which must approve state aid for restructuring European steel.

The economics ministry fears that other West European countries, which subsidise their industries much more heavily, might use a German failure to meet the deadline as grounds for extending their own subsidy programmes which the EEC

Commission wants phased out.

However, the moderators' plan, which envisaged state aid of DM 200-300 (£20m-£300m) to cover the restructuring costs, has been backed down to a torso in tense rivalry between companies which face losses of that amount this year alone.

Thyssen and Krupp Stahl confirmed yesterday that their merger talks were far advanced. The balancing group proposed by the moderators, a merger of Hoesch, the state-owned Peine-Salzgitter works and the traditional outsider of

the industry, Kloeckner-Werke, has been whittled down to a mere promise by Hoesch and Salzgitter to examine co-operation.

Kloeckner, which passed through serious liquidity difficulties in the winter, and has been censured by the Commission for exceeding production quotas, faces having to go it alone.

IG Metall, the chief trade union, was still yesterday deeply suspicious of what one observer called the "decent silence" over how many jobs will go. The

union said it would reserve judgment until more information was available.

The regional governments which took part said they were ready to "accompany" restructuring plans but seem bound to resist Count Lambsdorff's demand they foot half the bill.

Herr Hero Brahm, of Hoesch's board, said yesterday that the talks with Salzgitter would examine "individual areas" where production swaps or concentration was possible but this would be over the medium term.

Bonn is pressing Hoesch and employees at Salzgitter to bring in Arbed Saarstahl, the Saarland concern, which was only rescued from insolvency last autumn through Bonn aid. However, Herr Brahm said Hoesch was not a "charitable foundation" and the price would have to be right.

In an atmosphere of mounting irritation on all sides, Hoesch has already rejected co-operation with Kloeckner. However, Count Lambsdorff made clear that under the pressure of time his ministry had fallen back from its original hope of mergers all round.

### Gromyko is named first deputy Premier

MOSCOW—Mr Andrei Gromyko, the Soviet Foreign Minister, was today named First Deputy Prime Minister by the Presidium of the Supreme Soviet, Tass news agency reported.

Mr Gromyko, 73, becomes the third First Deputy to Prime Minister Nikolai Tikhonov. The others are: Mr Geidar Aliyev, 55; and Mr Ivan Arkhipov, 75; though the latter is not a member of the ruling Communist Party Politburo.

Mr Aliyev's appointment as First Deputy Prime Minister last November came only two days after he was named a full member of the Politburo and caused speculation that he was being groomed to succeed Mr Tikhonov.

Shortly after the announcement of his appointment, Tass said Mr Gromyko had received a personal envoy of the Algerian President. The Tass dispatch on the meeting referred to Mr Gromyko as Foreign Minister, indicating he continued to hold that post.

The announcement about Mr Gromyko came on the same day that Soviet sources reported that Mr Yuri Andropov, the Soviet leader, was suffering from heart and kidney problems and has been unable to attend to his duties for more than a week. The reports could not be officially confirmed.

### Mitterrand appeal meets with lukewarm response

By OUR PARIS CORRESPONDENT

PRESIDENT MITTERRAND's appeal for mobilisation of the French people in the battle against inflation, unemployment and the external deficit did not get much of a responsive echo from the French press yesterday.

"God, what a bore," said the right-wing daily Le Quotidien in the first sentence of its front-page editorial on the President's televised address on Wednesday night.

The equally Right Le Figaro, headlined its editorial with the one word "Nothing."

If these reactions were predictable from bitter opponents of the Socialist Government, they nonetheless point to the difficulties it will have in such a politically polarised country in rallying a consensus around measures involving a drop in living standards.

The stabilisation measures are due to be announced today after a special Cabinet meeting. The goal of cutting the external trade deficit by some FF 40bn this year and a further FF 40bn in 1984 means reducing overall demand by an amount equivalent to about 3 per cent of GNP over both years. Among the measures likely to be implemented are increases in public sector tariffs, "forced" savings on higher incomes, cancellation of some FF 20bn of government expenditure and higher social security contributions.

After announcing the measures, the Government is expected to seek intensive negotiations with unions and employers before seeking a vote of confidence on the package from the National Assembly on April 6.

### EEC reassures Third World on aid

By Larry Klinger in Brussels

M. Edgard Pisani, European Commissioner for overseas development, yesterday renewed his efforts to allay Third World fears that European Community aid could become conditional on the EEC's "meddling" in the recipient's internal affairs.

Presenting the Commission's broad policy outlines for future EEC development and food aid, M. Pisani said that should developing countries reject EEC efforts to obtain jointly agreed development strategies, it was "obvious that they were not going to be put on some sort of blacklist." Traditional aid to these countries would continue.

EEC-Asian trade talks, Para 5

THE GREAT Hungarian football scandal is proving to be even better entertainment in this fevered country than the Hungarian film which inspired two betting syndicates to rig soccer matches and swindle the state football pool, Toto, out of millions of forints.

Last week, 198 players and 13 referees were suspended, allegedly for taking bribes and fixing games. This followed the arrest of 26 people charged with swindling some 30m forints (£480,000) out of the Toto pool by rigging second and third division games last summer.

Their undoing was to submit consecutively numbered Toto coupons with all the correct scores plus the bonus payment score.

Hungarian officials bemoan the moral decay which has been brought to light by the scandal. The man in the street, however, appears well hardened. One amateur Budapest sociologist said ordinary Hungarians are simply jealous of the legions of

well-heeled citizens who have illegally become forint multimillionaires.

This widespread cynicism was nurtured by the self-styled king of the Toto swindlers when he was interviewed on Hungarian television. He accused an undercover policeman who had infiltrated the betting syndicate of having "made a pile" on the fixed games.

Hungarians strongly suspect that match rigging and bribes are not confined to second and third division football. In fact, the weekly magazine of the Young Communist League quoted a former player who claimed his first division Budapest team, Ferencvaros, won the championship two seasons ago with the aid of fixed scores. He cited Ferencvaros's 2-0 win against Ujpesti Dorcas, the team sponsored by the police and public administration.

Despite the disclosures, Hungarian fans are still convinced a "fur coat," the local term

for a cover-up, has been spread over the affair. First division teams are rumored to have fixed scores in the past to prevent certain teams from dropping to the second division.

Mr Gyorgy Szepesi, president of the Hungarian Football Association, admitted his organisation had hesitated to intervene although fans had long talked of the existence of suspect practices. He said the association would have to act firmly in the future if matches reveal "markedly dispirited play" which cannot be explained.

One Budapest weekly offered a further reason why the top teams played with such lacklustre—the fact that talented players in the lower divisions earn more than they would in the first division.

Their sponsors, factories and co-operative farms, give the players "seasonal jobs" at high salaries which they never perform. They are obliged to

appear for training only three or four times a week.

The coach of Ferencvaros, Mr Desse Novak, noted that when his players earn 5,000 forints a month (only slightly above the average wage) it was impossible to induce young players to leave the countryside where they earn up to 3,000 forints.

Another team official, however, described a common practice by which first division players boost their income while on foreign tours. A player, he noted, buys a pair of football boots in the West for the equivalent of 300 forints a pair. Back in Hungary he sells them to the secondhand shop for 800 forints. The football team then buys back the boots for 1,200 forints and presents them to the player.

Yet another first division perk, he explained, is for the team's sponsor company to rent a flat for the player at 8,000 forints a month and then write it off as "workers' hostel accommodation."

### Portugal devalues

THE REALIGNMENT of currencies within the European Monetary System on Monday provided the excuse for this week's devaluation of the escudo by an average of 2 per cent, accompanied by an upward adjustment of 1 per cent in the monthly "crawling peg" devaluations.

The adjustment of the Portuguese currency—weakens by fierce domestic inflationary pressure and loss of export competitiveness—was long overdue.

The devaluation was accompanied by an equally necessary increase in commercial bank interest rates. On deposits of more than one year, the rate was raised by five percentage points to 28 per cent, the first interest rate higher than the inflation rate in more than two years.

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## OVERSEAS NEWS

## Lebanon sets deadline for pact with Israel

BY NORA SOUSTANY IN BEIRUT

LEBANON has set April 2 as a deadline for an agreement with Israel on U.S. proposals hammered out during a recent visit to Washington by Mr. Elias Salem, the Lebanese Foreign Minister, and Mr. Saeb Salam, the former Prime Minister.

A Government official was quoted by the state-run media yesterday as warning that, by April 2 at the latest, "Either agreement is reached on the basis of provisions under review, or Lebanon will have to think of other alternatives."

The Lebanese ultimatum served notice that its patience was wearing thin over Israeli foot-dragging on an accord to pull troops out of Lebanon. Major sticking points remain, such as Israel's insistence on observation posts and joint mobile patrols with Lebanese forces inside south Lebanon. Another Israeli demand, on which the Lebanese Government refuses to budge, concerns the re-integration into the Lebanese army of the breakaway army commander Major Saad Haddad.

Major Haddad rebelled during the 1975-76 civil war and formed his own border militia. His estimated force of some 1,200 men grouping Christian and Moslem Shi'ite elements is supplied by and under direct

orders from Israel. Mr. Philip Habib, the special U.S. presidential envoy, has been shuttling between Beirut and Jerusalem to muster support for the latest U.S. proposals.

Israel is said to have agreed in principle to a Lebanese army role in the security zone in south Lebanon, but has asked that Major Haddad and his militia remain in charge of the zone after being incorporated in the Lebanese regular forces.

President Amin Gemayel of Lebanon said his army commanders have been infuriated by what they describe as an Israeli-inspired campaign to discredit the Lebanese armed forces.

Mr. Yitzhak Shamir, Israel's Foreign Minister, said in Washington last week that it would take the Lebanese army two to three years to be strong enough to establish control in the south, during which time Israel should maintain a military presence there.

Mr. Salem has said the U.S. has two weeks to convince Israel of Lebanon's credibility in maintaining security. Failing that, Lebanon might opt for a new course. Deployment of Lebanese regular troops in the south is believed at the moment to be a last resort.

## Mark Baker in Peking and Alain Cass in London take the temperature of Sino-Soviet relations

### Peking warmer, still fairly chilly in Moscow

QIAN QICHEN, the Chinese Vice Foreign Minister in charge of the delicate negotiations with the Soviet Union, is a man of few words. An urbane, career diplomat, he uses them sparingly and to good effect.

When he left for Moscow on February 27 to resume the latest round of talks aimed at easing the 20-year-old feud between the two Communist powers, he said: "The weather in Peking is not so cold now. I hope the weather in Moscow is not so cold."

On his return to Peking he declined to comment on the weather. One interpretation could be that spring will be late in coming to both Peking and Moscow. Another is that the thaw in relations between them will take even longer.

Little tangible progress has been made in the talks, which began last October following the first overtures by the late Soviet leader Mr. Leonid Brezhnev. Qian appeared to confirm this view when he added that there were "no new developments" to report. Further talks, he merely said, would be held in due course in Peking.

To the Western eye, the Sino-Soviet talks might look like a glacier, frozen solid in mutual suspicion and moving imperceptibly, if at all.

There is enough evidence to satisfy both those who claim that no real progress is being made, and those who see an inexorable trend towards eventual normalisation.

The former point to the fact that, after the fanfare of good words had subsided, the negotiators were left to tackle the three problems which, at root, are insoluble: Moscow's banking of the Vietnamese invasion of Kampuchea, the Russian invasion of Afghanistan and the presence of 1m Soviet troops along China's northern borders.

While both countries stand to gain enormously from an end to the rift which has split the world communist movement for more than two decades, it is argued that what are now on the table are questions of regional and global power in which both sides have too much at stake to make concessions.

Beyond that, China appears to be demanding tangible military concessions from the Soviet Union in return for a somewhat amorphous promise of friendship.

A different view is that while the deeper issues remain intractable this is not surprising. Indeed, neither side expects rapid progress on what China has publicly called "the three obstacles" to improved relations.

The "three obstacles," in fact, are useful precisely because they are problems which are hard to solve. They can therefore be conveniently used by both sides as reasons to prolong the talks while making progress in other, apparently less significant areas, steadily weaving ties to bind them closer together.

At the same time as the

"consultations" in Moscow were running into apparent brick walls, for example, independent teams of Chinese and Soviet negotiators were putting their signature to a deal in which trade exchanges between the two countries would rise 250 per cent to \$800m this year—the highest since the early 1950s.

Trade has been a political barometer between the two countries in the past. It slumped to a total of about \$210m in 1981 after China attacked the invasion of Afghanistan. In addition the major agreement on cross-border trade, which was suspended in 1969 after clashes between troops, is about to be re-opened.

China has been quietly preparing the ground for an improvement of relations with Moscow in other areas. One example is the secret talks held with Vietnamese embassy officials in Bucharest under the auspices of the Romanian Government.

Another example was the presence, for the first time, in Peking last autumn of the pro-Moscow French Communist Party leadership at the 12th Chinese Communist Party Congress.

Beyond this, there is the fact that relations with the other superpower, the U.S., have changed. Ten years ago, when

Sino-Soviet relations were at their lowest ebb, President Richard Nixon opened the door to China and laid the foundations for what appeared then to be an unshakeable alliance between Washington and Peking. Lured, primarily, by a mutual suspicion of the Soviet Union.

Today those foundations have been significantly eroded. The U.S.'s sharp turn to the right under President Ronald Reagan has alienated China and accelerated Peking's desire to mend its fences with Moscow.

President Reagan's hard line, reinforced by the invasion of Afghanistan and the rapid build-up of its forces in Asia, has demolished what was left of the policy of détente. While 10 years ago Moscow regarded China as irredeemably hostile and the U.S. as a country with which it could do business in areas of mutual interest, that position has changed dramatically.

Soviet inactivity towards the Reagan Administration is today more bitter than it has been for 15 years, while its tone towards Peking has become conciliatory even to the point of hinting that it might consider a unilateral troop reduction along the Chinese border.

The pace at which Sino-Soviet relations improve is still very much an open question. The balance of relations between Moscow and the U.S. is still a matter of lively debate in Peking. What can no longer be at issue is that an irreversible process is under way.

## Cold comfort in Washington

CHINA'S relations with the U.S. have been steadily deteriorating since Mr. Ronald Reagan took office in Washington. Alain Cass writes. The worsening of relations coincides with a shift by China to a more even-handed foreign policy aimed at improving ties with Moscow and the Third World. The main points of contention between the U.S. and China include:

**TAIWAN:** Peking appears to have been spilling for a fight over this issue ever since the normalisation of relations with Washington in 1979 and the passing of the Taiwan Relations Act under the Carter administration, to ensure continued U.S. support for Taipei. China recently objected to U.S. plans to deliver a record \$1.6bn (\$1.1bn) worth of

arms to Taiwan. The issue remains the single most important obstacle to better ties between Washington and Peking.

**THE ASIAN DEVELOPMENT BANK:** China recently applied to join the Manila-based multilateral aid organisation and is now asking for the expulsion of Taiwan from the 45-member body. The bank's charter says members can be expelled only if they default on loans. The U.S. and Japan, between them, control 26.8 per cent of the vote as ADB shareholders and Peking recently challenged the Reagan Administration to back its demand for Taiwan's expulsion.

**TEXTILES:** Talks to avert a trade war between the two countries over the imposition by the U.S. of unilateral restrictions on some Chinese textile exports ended inconclusively in Peking recently. China has retaliated by banning U.S. cotton, chemical fibres and soyabean purchases. **HIGH TECHNOLOGY:** China has been complaining recently that the U.S. is blocking the sale of high technology items, such as computers, badly needed for the country's modernisation drive. President Reagan has banned U.S. companies from bidding for planned Chinese nuclear power stations.

**BONDS:** A row is brewing over a U.S. court ruling that China must pay up on some gold bonds issued in 1911 by the Hahang railway. China has repudiated all pre-revolutionary debt but the Reagan Administration could insist that Peking repays \$43.3m to some 280 U.S. bond holders.

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## Mauritius premier claims support for government

PORT LOUIS—Mr. Aneerood Jugnauth, the Prime Minister, said yesterday that he had enough support to form a new Government in Mauritius following the resignation of 11 Cabinet ministers from his own party. The ministers resigned earlier this week, less than a year after Mr. Jugnauth's coalition won every seat in the island's national elections.

The central committee of the Marxist-led Mauritius Militant Movement, the main party in the coalition, is considering whether to expel Mr. Jugnauth. Mr. Jugnauth is the party's president, but Mr. Paul Berenger, who resigned as

Finance Minister, effectively runs the movement. Mr. Berenger and 10 other Cabinet ministers resigned from the Cabinet this week in a dispute over a Government radio broadcast of the national anthem in Creole. Mr. Jugnauth and the remaining Cabinet ministers have taken on the vacant ministries while the Prime Minister tries to form a new coalition.

Mr. Berenger, a Marxist who took part in the 1968 Paris student demonstrations, has been sharply criticised for implementing an austerity programme to win a new International Monetary Fund loan. AP

## India and France conclude N-supply deal

BY K. K. SHARMA IN NEW DELHI

INDIA and France have finally signed an agreement on the supply of nuclear fuel for the U.S.-built nuclear power station at Tarapur in Maharashtra state, bringing to an end a major irritant in relations between India and the U.S.

The agreement was signed by Cogema, a subsidiary of the French atomic energy commission, and India's atomic energy commission a few days ago, after an understanding reached at political level.

France has agreed to waive the safeguards stipulated by the London nuclear club of Western nations, which require members to insist on what are known as "pursuit" and "perpetuity" clauses.

Had these been insisted on, India's Tarapur plant would have had to be subject to international safeguards in 1983, when the 30-year agreement with the U.S. on supplies of enriched uranium came to an end. India would also have had to account for the spent fuel. Neither is necessary in terms of the agreement with France.

The U.S. has not been supplying enriched fuel to Tarapur for the past two years because of India's decision not to sign the nuclear Non-Proliferation Treaty (NPT) and also not to agree to international safeguards as required by laws passed by Congress. India said the laws could not be applied retroactively.

David Marsh adds from Paris: French officials admitted yesterday that internationally agreed safeguards on the enriched uranium would apply only until 1983.

But they insisted that Paris and New Delhi expected to start bilateral talks soon to work out additional safeguards to be applied after that date. France's view is that controls should still apply against the use of the uranium fuel after this date for weapon purposes, a Foreign Ministry official said. Mrs. Indira Gandhi's government faces strong pressure from the Indian parliament following the disclosure yesterday that the Election Commission had advised that the conditions for

holding last month's elections in the north-eastern state of Assam were not ideal.

More than 3,500 people died in election violence in Assam, which has experienced three years of agitation by students seeking the expulsion of "foreigners" (mostly Bengalis from Bangladesh) from the state.

The Election Commission—a statutory body for the holding of elections in India—said in a statement tabled in the lower house by an opposition leader, Mr. Atal Behari Vajpayee, that the elections went ahead only because the administration insisted that polling could be organised.

## Philippines central bank acts to help companies

BY EMILIA TAGAZA IN MANILA

THE Philippine central bank has ordered local commercial banks to reduce their holdings of U.S. dollars and to raise their peso lending to companies.

Borrowers have been complaining about inadequate finances for their operations and high interest rates because the central bank says, banks have been building up their foreign exchange assets and slowing down their peso loans. The banks appear to have been taking advantage of the dollar's rising value.

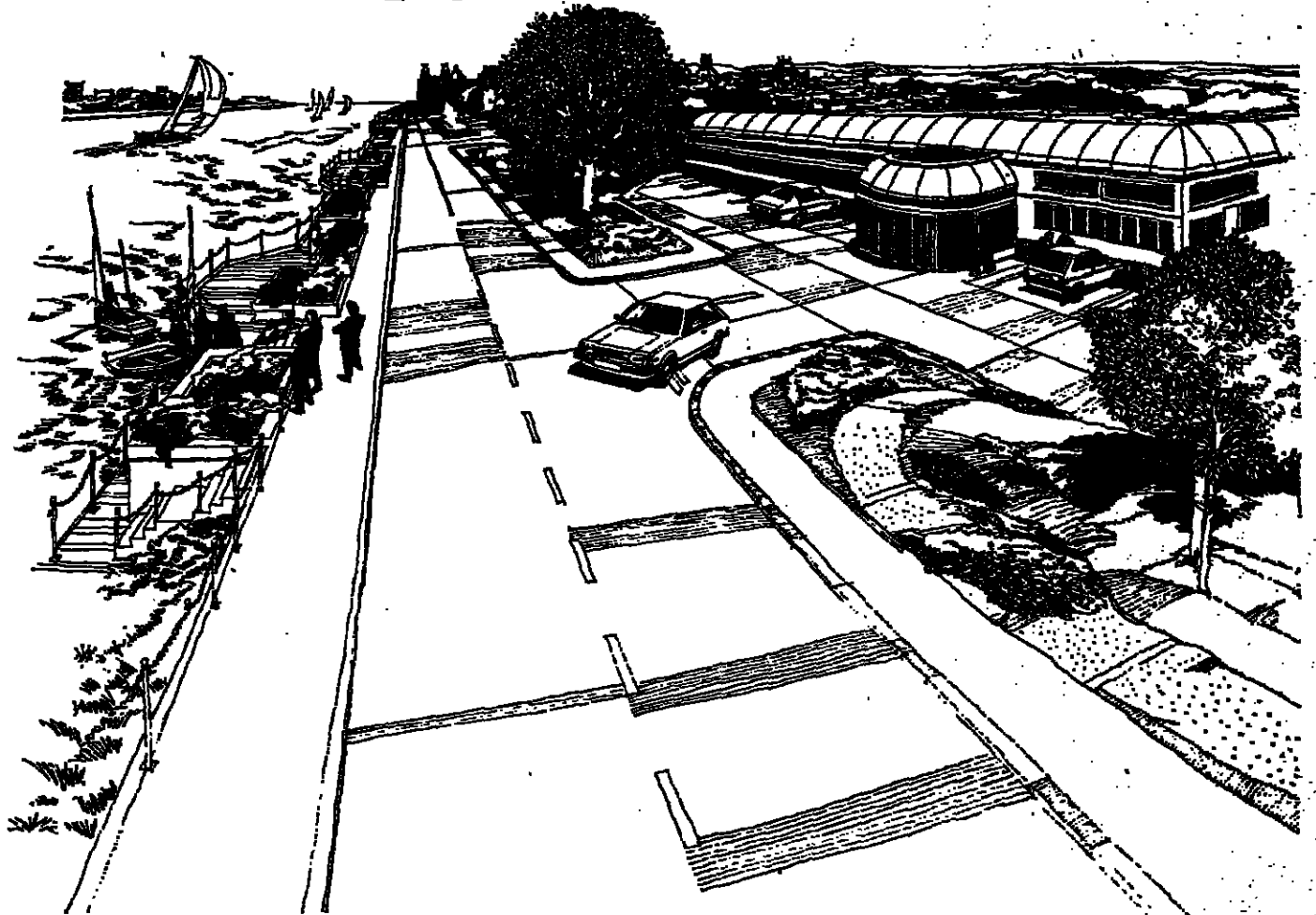
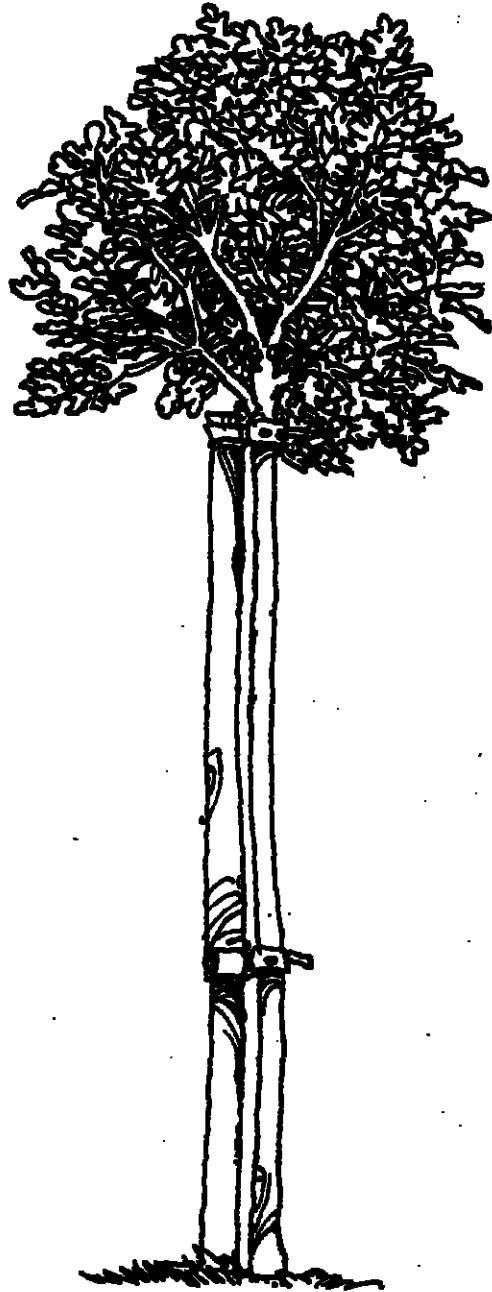
Under the central bank order, which takes effect on April 30, banks will be allowed to keep 20 per cent of their import financing or letters of credit, as

at present, but only 25 per cent of the foreign exchange receipts negotiated through them. The present figure is 30 per cent, and the new figure will be further reduced to 20 per cent by the end of the year.

APBNF adds: Earlier this week, the central bank unveiled a giant raffle scheme, starting next month, designed to double to \$1.5bn its annual foreign exchange deposits from Filipinos working abroad.

Anyone who uses foreign currency to buy Philippine pesos at local banks will receive one raffle ticket for each \$100 they deposit. One hundred people each month will win 100,000 pesos (\$7,250) each.

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## WORLD TRADE NEWS

## Malaysia's 'buy British last' policy may go

BY WONG SULONG IN KUALA LUMPUR

DR MAHATHIR MOHAMED, the Malaysian Prime Minister, yesterday told Parliament he was considering withdrawing a personal directive that instructed Government departments to accord the lowest priority to British goods and contracts.

Speaking on the subject for the first time in the legislative assembly, he told an opposition member that he would bring the matter to his cabinet for their views.

The Malaysian leader said there had been "a positive change" in British attitudes towards Malaysia since he imposed the "Buy British Last" directive in October 1981. The directive was ordered by Dr Mahathir, who was angered by what he saw as the persistent insensitive and patronising attitude of British Government officials and businessmen towards Malaysia, and their lack of appreciation for Malaysia's New Economic Policy.

Earlier in the month, Dr Mahathir was in London and met Mrs Thatcher. Another positive factor was Britain's decision to grant an extra \$60m over the next three years for

scholarships to foreign students, especially Malaysians, hit by high fees at British universities. Senior Malaysian officials said after the meeting in London that it was quite clear that Dr Mahathir would want to abandon his directive, but stressed that the Malaysian leader would still expect Britain to continue to demonstrate its sincerity in wanting to treat Malaysia as an equal.

The officials point out there is much good will towards British products, and the current favourable exchange rate would place many British tenders in an advantageous position if bilateral political ties are on an even keel. Implementation of the New Economic Policy is a major problem for Dr Mahathir. Introduced shortly after racial riots of 1969, it aims to eradicate poverty and transfer 30 per cent of the country's corporate wealth to the politically dominant and economically underprivileged Malays by 1990.

An additional factor is the need to preserve the confidence of the Chinese community in the face of growing Muslim fundamentalism.

## Japan denies forcing price cuts

By Michael Thompson-Noel in Sydney

Australia's deteriorating relations with its main trade customer, Japan, were marked yesterday by a denial by Japan's new ambassador to Australia, Mr Kensei Yanagita, that Japan had deliberately overestimated its import needs of Australian raw materials so as to force price cuts.

In Tokyo this week, Australian coal companies are being asked to accept steep price cuts of between A\$8 and A\$10 (\$4.64 and \$5.50) per tonne on present contract levels, following reduced demand.

Mr Yanagita, formerly Japan's ambassador to China, said yesterday: "Unforeseen disruption can happen and force changes. This is unavoidable. But it would be inappropriate to conclude there is a deliberate attempt on the demand side for a bargain."

Meanwhile, in Canberra yesterday, the leader of the National Party, Mr Doug Anthony, said that the planned showing on U.S. television of a film — Goodybye Joey — which alleges widespread cruelty in Australian efforts to cull kangaroos, could jeopardise Australia's A\$500m-a-year beef trade with the U.S.

## EEC beats off Asean charges of protectionism

BY JOHN WYLES IN BANGKOK

THE EUROPEAN Community yesterday beat off allegations by the five nations of the Association of South East Asian Nations (Asean) that protectionism was gathering strength in Europe. The allegations were made at top-level talks in Bangkok attended by no fewer than seven EEC foreign ministers.

This gathering of ministerial stars is expected to agree today with their Asean counterparts on important political declarations covering both Kampuchea and the Middle East.

This meeting underlines the widening areas of agreement on global issues between the world's largest and richest

regional grouping and its flourishing Asian counterpart. Relations between the EEC and Asean, have been strained by the Community's muscular insistence on curbing textile imports from the area during last year's negotiations on a new multilateral arrangement. At the same time the Asean members — Malaysia, Thailand, Singapore, the Philippines and Indonesia — have become increasingly bitter about their inability to increase their agricultural exports because of the Common Agricultural Policy's protective levies.

Opening speeches from the Asean side at the two-day meeting pointed to a determined

attempt to attack the Community on the trade front. The assault was successfully deflected by an effective speech by Herr Wilhelm Haferkamp, the European Commission president.

Mr Francis Pym, the British Foreign Secretary, and several of his EEC colleagues waded in later to deny any side by the community into protectionism. But it was Herr Haferkamp's speech which diplomats felt prompted the Asean ministers to hold their fire.

He reminded the Asean delegations that the EEC takes 28 per cent of all its exports from the Third World—twice as much as Japan, a quarter more



Thai Prime Minister Prem Tinsulanonda (centre) opens Asean-EEC meeting. With him are West German Foreign Minister Hans-Dietrich Genscher (left) and his Thai counterpart Siddhi Savastila.

than the U.S. and seven times more than the Comecon countries.

The Community, he said, imported two-thirds more manufactured goods from Asean than

does the U.S. and nearly four times as much as Japan. The ratio of manufactures in Asean exports to Europe has risen from 25 per cent in 1973 to 44 per cent in 1981.

## Asia-Pacific trade ministers meet in Hobart

BY MICHAEL THOMPSON-NOEL IN SYDNEY

THE POSSIBILITY of concerted trade action by countries in the Asia-Pacific region will be discussed at a conference of ministers, senior officials and business leaders starting in Hobart, Tasmania, today.

The conference will assess the growing tendency of countries in the Western European and North American trade blocs to resort to non-tariff and "informal" trade restrictions. It will also discuss how coun-

tries in the region might co-operate to "avert a breakdown in the international system of trade and payments."

Ministerial representatives are expected from Australia (which is host), Singapore, New Zealand, Malaysia, the Philippines, Hong Kong, Thailand, South Korea and Papua New Guinea.

is sending its ambassador.

Australia's senior representative is the new Deputy Prime Minister and Minister for Trade, Mr Lionel Bowen.

However, the new Labor Government in Canberra is more overtly protectionist than its Liberal-National Party predecessor, and has said that Australia has no intention of reducing its own trade barriers while unemployment (at present 10.7 per cent) remains

high.

Mr Hugh Corbet, director of the London-based Trade Policy Research Centre, which is organising the conference, denied that the new Australian Government's trade stance was an "embarrassment" — and denied, too, that the Hobart conference would prove yet another talkfest.

Potentially, the western Pacific region possesses considerable trade clout. From Japan and China in the north, to Australia and New Zealand in the South, to Malaysia and Singapore in the West, the region has several muscular manufacturing economies. The region accounts for about 32 per cent of the world's population, more than 16 per cent of world GNP, about 16 per cent of world exports—with Japan dominating—and has rich energy, mineral and farm resources.

## British Shipbuilders win £25m Ethiopian order

BY ANDREW FISHER, SHIPPING CORRESPONDENT

BRITISH Shipbuilders has won a much needed £25m export order from Ethiopia. The loss-making group, which is state-owned, is to build two general purpose cargo carriers of 10,500 deadweight tonnes for the country.

The work will be carried out at Austin and Pickersgill, the Tyneside yard. The ships are for delivery in the second half of 1984 to Ethiopian Shipping Lines of Addis Ababa.

BS, which is expected to lose between £50m and £70m in the current financial year to March 31, 1983, has been striving to win new business during the world slump in merchant shipping.

Last week, it told unions that as many as 9,000 more redundancies may be required this year if orders did not pick up sufficiently. The Ethiopian order, which will account for 25 per cent of the total, does much to alleviate the financial strain on BS.

The ships will be versatile and suitable for worldwide

trading. They will operate mainly between the Red Sea and northern Europe and will be able to carry general cargo, bulk cargo and containers.

"This is good news for the industry," said Sir Robert Atkinson, BS chairman. "It will help to provide much needed work." The ships will be the first ever built in the UK for Ethiopia.

BS said the contract had been won after nine months of negotiation against strong worldwide competition. Clark Hawthorn, another BS subsidiary on the Tyne, will supply one of the new fuel-economy Sulzer engines of Swiss design for each ship.

BS merchant yards currently have export contracts for Brazil, Canada, Cuba, Greece, Hong Kong, Kenya, New Zealand and Panama. Together, they account for 48 per cent of the total merchant order book. The latest order brings merchant orders up to around £650m, still down on a year ago.

## UK company agrees China straw building project

BY JAMES McDONALD

A BRITISH company has reached an agreement with China under which two factories near Peking will be producing early next year building material panels made of rice and wheat straw by the company's unique straw conversion process.

Each of the plants will cost between £1m and £1.5m, and each will produce annually about 500,000 sq metres of rice or wheat strawboard—sufficient to build 2,000 low-cost homes of 65 sq metres area per home.

Strawit International of Stowmarket, East Anglia, has spent three years persuading Chinese authorities of the effectiveness of its system of converting straw into a building board by

means of heat and pressure, but without any external bonding agent.

The negotiations involved showing a Chinese delegation the system at work in a Thailand factory.

The Strawit process was invented in the early 1930s in Sweden and taken up in England in the 1940s.

At the heart of the process is the fact that straw, subjected to reasonably high temperature and pressure, releases its own internal resins, bonding agents. This makes it possible to extrude a continuous building board without the addition of resin or any other bonding agent, except for glue used on paper or cardboard liners to the board.

## Jamaican exchange rules upset Caricom trade

BY CANUTE JAMES IN KINGSTON

TRADE between the larger members of the Caribbean Economic Community (Caricom) has been brought to a standstill by a row over new foreign exchange arrangements imposed by the Jamaican Government. Manufacturers in Jamaica, Barbados and Trinidad and Tobago say orders are being cancelled and no new ones being placed as a consequence of the Jamaican Government's decision to impose a two-tiered foreign exchange system in early January.

Imports from the other 11 members of the community are being bought by Jamaican traders at a higher and floating level of exchange, currently about Jamaican \$2.65 to the U.S. dollar. The Jamaican Government is carrying out some transactions, such as the purchase of basic foods, drugs and petroleum at the lower (official) rate of Jamaican \$1.78 to the U.S. dollar.

The other Caricom countries—but mainly Barbados and Trinidad and Tobago—have

argued that their goods are being offered to Jamaican consumers at uncompetitively high prices.

The anger in Barbados was painfully illustrated to the Jamaicans when the administration of Mr Tom Adams, the Prime Minister, decided to foot the Barbadian dollar against the Jamaican dollar in all transactions between the two islands.

Mr Horace Barber, the Governor of the Jamaica Central Bank, accused Barbados of discriminating against Jamaica. He claimed that the action violated rules concerning relations between members of the International Monetary Fund.

Protests from traders in Trinidad and Tobago were answered when the Government of Mr George Chambers imposed a licensing system for imports from other Caricom countries. It is expected here that Jamaican goods will be particularly hard hit.

## TWA to the USA this summer at less than last year.

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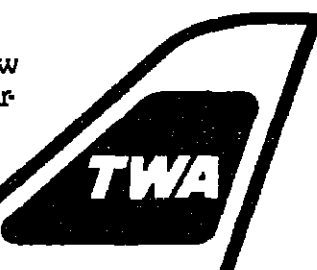
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## AMERICAN NEWS

## Byrne pulls out of Chicago race again

By Nancy Dunne, in Washington  
MAYOR Jane M. Byrne will not seek re-election as mayor of Chicago.

Despite her earlier insistence that Chicago voters "know how to write," Mayor Byrne withdrew from the race late on Wednesday after the city's election board rejected her attempt to have the write-in voting process simplified.

The mayor, who lost the Democratic primary in February to Mr Harold Washington, a black congressman, had failed to gain any support from national or local Democrats.

Her latest - and presumably final - withdrawal leaves the race a two-way battle between Mr Washington and Mr Bernard Epton, a Republican Jewish millionaire. Mr Washington appears to be the leader in the overwhelming Democratic electorate, where more than 40 per cent of the voters are black.

Mr Epton, who has launched a vigorous advertising campaign attacking Mr Washington's conviction for failing to file income taxes for four years, is expected to capture the white blacklash vote, now that Mayor Byrne is out of the race.

## REAGAN CHANGES TACK ON ZERO OPTION

## U.S. plans new arms limit offer

BY BRIDGET BLOOM IN WASHINGTON

THE U.S. is preparing to launch a new initiative at the stalled Geneva talks to limit nuclear missiles in Europe.

It is understood that President Ronald Reagan has now agreed to proposals which would put a ceiling on the number of medium-range missiles which the two superpowers could deploy in Europe.

The proposals, which are expected to be introduced by the U.S. delegation at the Geneva talks within the next few days, come after sustained pressure from key Nato governments anxious to see the U.S. regain the initiative from the Soviet Union on the missile issue.

The proposals represent a marked departure from the so-called zero option which has been the U.S. position at the Geneva negotiations since the talks opened in November 1981.

The zero option calls for the Soviet Union to dismantle all of its existing medium-range missiles, including about 350 SS20s, in return for the non-deployment of 572 new U.S. cruise and Pershing II missiles.

However, the new U.S. plan is said to propose that both sides deploy no more than 100 missile-launching systems, carrying no more than 300 warheads.

This would mean that deployment of the new cruise and Per-

shing missiles would begin as planned at the end of this year but, provided the Soviet Union dismantled a matching proportion of its existing missiles, U.S. deployment would not exceed the agreed ceiling.

Effectively such an accord would involve U.S. deployment of 300 single-warhead missiles against the planned total of 572, while the Soviet Union would be required to reduce its present estimated 350 SS20s to 100, since each SS20 carries three warheads.

Under present plans, Mr Paul Nitze, leader of the U.S. delegation in Geneva, is expected to table proposals at the final session of this round of the missile talks early next week.

President Reagan has said that he will address the nation on arms control on March 31. It is expected that he will give some details of the new proposals which he will probably explain are for an interim solution and do not mean the zero option will be abandoned.

The U.S. offer, which has apparently been the subject of painstaking bargaining within the administration, will be made largely in deference to the wishes of Nato governments in Europe, led by Britain, West Germany and Italy where the first missiles will be deployed.

European governments have ar-



President Reagan

gued that the zero option is no longer realistic. The hope in Europe is that, with the re-election of Chancellor Helmut Kohl in West Germany, the Soviet Union would realise that Nato will begin to deploy the new missiles. That should provide Moscow with an incentive to negotiate seriously.

Washington's European allies also have domestic reasons for wanting the U.S. to take a new initiative in the talks. They believe that politi-

cal opposition to the new missiles will strengthen, as the date for actual deployment approaches.

However, while these concerns are now recognised by the administration there is very little optimism here that Moscow will respond favourably to the new offer.

On the contrary, there seems to be a widespread conviction that no agreement on medium-range missiles will be possible until deployment has actually begun, and maybe not even then.

Partly for this reason the Pentagon originally opposed the idea of a new U.S. offer.

Officials believe that Moscow considers it has more to gain militarily and politically by not agreeing to ceilings on medium-range nuclear missiles at this stage.

The Pentagon has now apparently agreed, though without enthusiasm, that the new offer should be made.

It is understood that the new offer would not put a ceiling on the number of nuclear capable aircraft that each side could have in the medium-range category.

The offer would also allow each side to determine which type of missile should be deployed under the agreed ceiling, so that, for example, the U.S. could decide to deploy a mixture of cruise and Pershing missiles.

## Salvador aid plan over first hurdle

By Reginald Dale, U.S. Editor, in Washington

PRESIDENT Ronald Reagan's request for urgent new military aid for the U.S.-backed government of El Salvador has overcome its first congressional hurdle, following the Senate subcommittee approval of an emergency transfer of \$60m in emergency funds.

However, the committee has attached some conditions. It wants a written statement saying that the number of U.S. military advisers and trainers in the country should not exceed the Administration's self-imposed limit of 55. It also wants assurances that the Administration should take the initiative to bring about "unconditional discussions" between the Government and left-wing insurgents about the holding of the elections.

Troops of the left-wing Nicaraguan Government and right-wing Nicaraguan exiles from Honduras have engaged in heavy fighting north of Managua, and Honduras said it was on the verge of war with its Central American neighbour, AP reports.

## Reagan proposal for new ABM system gets frosty reception

BY REGINALD DALE, U.S. EDITOR, IN WASHINGTON

DEMOCRATS YESTERDAY reacted with scepticism and dismay to President Ronald Reagan's proposal for a massive new anti-ballistic missile system to end the threat of nuclear war by the year 2000.

Explaining Mr Reagan's plan, launched in a nationally televised address on Wednesday evening, Administration officials said that such new technology as lasers, microwaves and particle beams had made such a system possible. A system based in orbit around the earth was also feasible, they said.

The general reaction from anyone remotely left-of-centre was first that the system was technically unworkable and second that it could only fuel the arms race with the Soviet Union.

Mr William Jackson, a defence expert at the Democratic-leaning Brookings Institution, said that such a system would never work in the nuclear age "because of the decided advantage the offense has over the defence and offensive weapons over defensive weapons." Even assuming such a system could be developed, "the Soviets are bound to read this as preparation for a first strike," he said.

Even some Republicans were critical. Senator Mark Hatfield, a moderate Republican from Oregon, said that Mr Reagan had, in effect, "called for the militarisation of the

last great hope for international co-operation and peace - outer space."

Mr Robert McNamara, the former Defence Secretary, described Mr Reagan's plan as "literally pie in the sky." He said that he would strongly support carrying out research, but that the U.S. had been working unsuccessfully on anti-ballistic missile technology for the past 25 years and he did not think it could succeed in the next 25.

Senator Alan Cranston of California, a long-shot Democratic hopeful for the presidency and an ardent anti-nuclear campaigner, said that Mr Reagan had gone on television "to try to scare the American people and Congress into spending more money than is necessary to defend our country and our allies."

The proposal was also attacked by Senator Gary Hart of Colorado, another official contender for the Democratic presidential nomination, who called it "contrary to 30 years of policy in arms control. It's in keeping with the President's attitude that we can win a nuclear arms race. It's very destabilising," he said.

Mr Reagan's speech was welcomed by the right-wing Heritage Foundation, which said that it would have preferred an even stronger statement.

## Ecuador strikers press to overturn measures

BY SARITA KENDALL IN QUITO

ECUADOR'S trade union leaders say the general strike which has brought the country to a halt since Wednesday will continue indefinitely unless the government agrees to meet a 10-point list of demands. This includes the annulment of recent economic measures, substantial wage increases and the nationalisation of foreign banks and exchange houses.

The unions have also called on Congress to ensure the Government's economic policy and revoke last week's 21 per cent devaluation. But the President of Congress said a special parliamentary session might exacerbate the political situation and provoke an extreme right-wing coup.

Offices, banks, shops and factories continued shut on the second day of the strike, while marches, protests and barricades made it impossible for traffic to use the capital's streets.

There were violent clashes between police and rioters in many areas and a student was shot and killed.

The main cities were quieter than expected and groups of strikers played football as they tended burning tyres on main intersections.

So far, the Government has given no sign of backing down on the economic package, designed to alleviate Ecuador's balance of payments and foreign debt crisis, but there have been several sessions of talks with union representatives.

Accused of endangering Ecuador's four-year old democracy, strike leaders said the solution lay in the hands of the Government and Congress.

## EEC 'should strengthen ties with Latin America'

BY HUGH O'SHAUGHNESSY, LATIN AMERICA CORRESPONDENT, IN LONDON

THE EEC, with its prospective new members Spain and Portugal, should join Latin America in a strategy to roll back recession and relaunch the world economy, says Dr Manfredo Macioti, head of the EEC permanent delegation to Latin America, in a paper published by the Atlantic Institute for International Affairs.

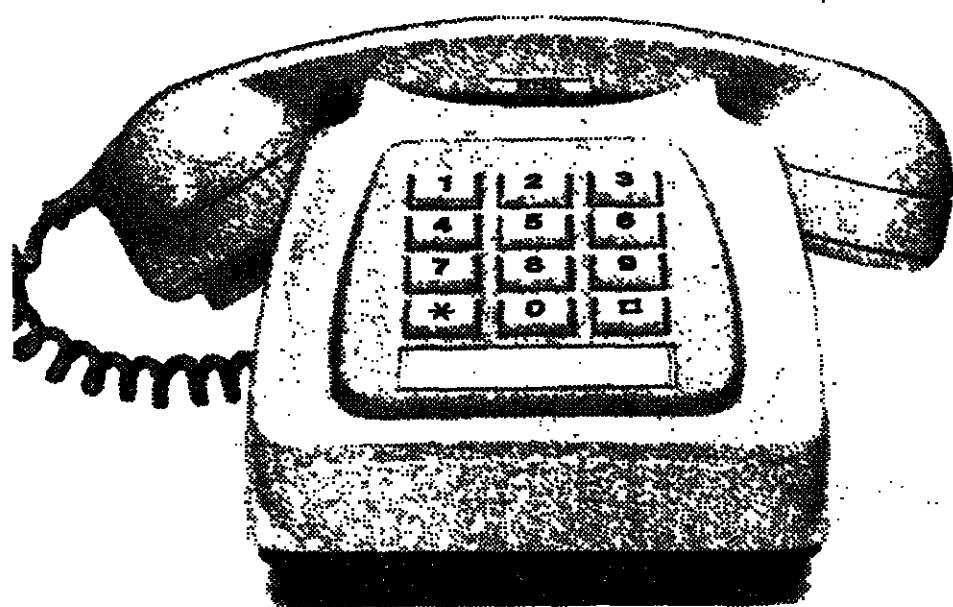
The two regions, he says, "offer the world in general and the Third World in particular the 'third way' which so many developing nations are striving to foster against severe odds."

"For the first time since the industrial revolution, there seems to be no clear model for development in sight. Both capitalism - as expressed for example, by Republican U.S.A. - and communism - typified by Soviet Russia - appear unsatisfactory models for the world," he comments.

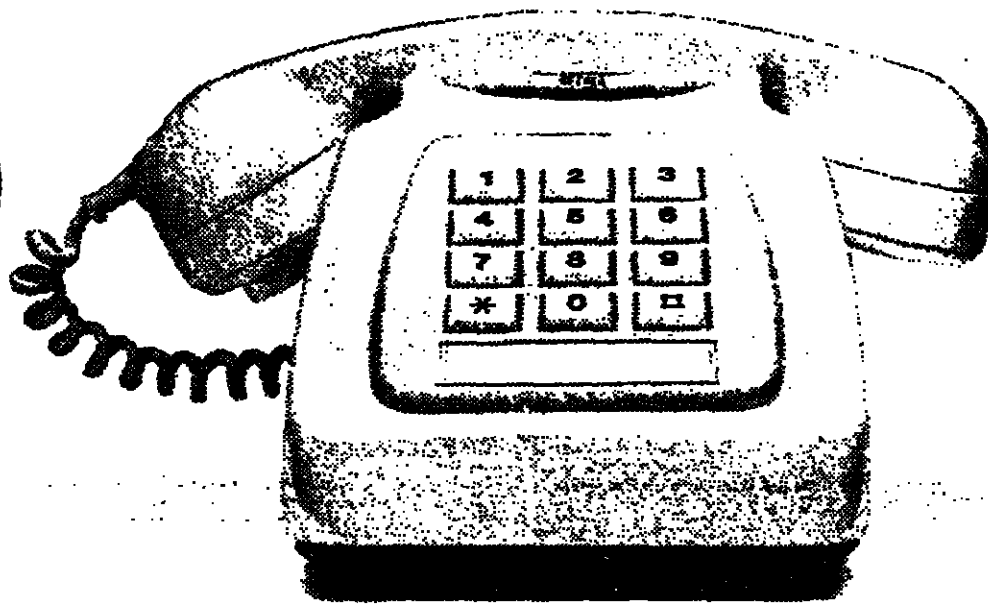
Dr Macioti, who is about to quit the EEC mission in Caracas to become the Community's envoy to India, calls for immediate action in four areas while the longer-term strategy is being worked out.

He suggests the convening of a top-level political consultation between the leaders of the two regions on such topics as the North-South dialogue and Central America. The European Community should secondly support those Latin American economic integration efforts which are rooted in parliamentary democracy and respect for human rights.

The third initiative should be the sponsorship by the EEC and the SELA (the Latin American Economic System), based in Caracas, of contacts between business and trade, investment, technology, finance, insurance and other key sectors.



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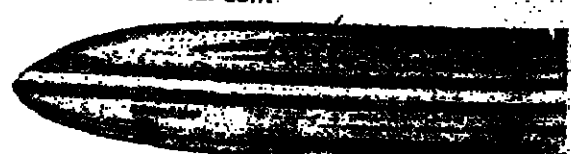
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## Union wins in 'right to choose' action

By John Lloyd, Labour Editor

THE HOUSE OF Lords yesterday reversed an Appeal Court judgment which had upheld the right of workers to join any union.

The case was seen as crucial for industrial relations. A confirmation of the Appeal Court judgment - made when Lord Denning was Master of the Rolls - would have breached the Trades Union Congress (TUC) rule regulating union membership, and preventing indiscriminate "poaching" of members.

The white-collar union, Apex, had appealed against the previous ruling that Mr Ernest Cheall, a Vauxhall Motors security officer, should not have been expelled from Apex because his membership constituted "poaching."

Mr Cheall had left the white-collar section of the Transport and General Workers' Union (TGWU) in 1974 to join Apex. He was expelled in 1978, following an appeal by the TGWU to the TUC disputes committee and a TUC instruction to Apex to discontinue his membership.

In the Appeal Court Lord Denning held that workers' rights to join the union of their choice was enshrined in the European Convention on Human Rights, and that workers also had the right not to be expelled from unions without reasonable cause.

Yesterday Lord Diplock said: "My sympathies are with Mr Cheall but I am not in a position to indulge them."

He said that while public policy and the European Convention could be adduced as being contrary to the TUC rules, "freedom of association can only be mutual."

He said: "There can be no right of an individual to associate with other individuals who are not willing to associate with him."

He added: "I know of no existing rule of public policy that would prevent trade unions from entering into arrangements with one another which they consider to be in the interest of their members' bargaining power with their employers."

Change in that direction would have to be made by Parliament, he said. Different considerations might have applied had Mr Cheall's job been put in jeopardy.

Apex said after the judgment an adverse decision would have thrown the industrial relations system into chaos. Mr Cheall is considering taking the case to the European Court of Human Rights.

## Current account back in surplus but trade worse

By Max Wilkinson, Economics Correspondent

BRITAIN'S current account balance of payments surplus moved back into surplus in February, but the official figures released yesterday appeared to confirm that trading performance has deteriorated sharply since the turn of the year.

The current account moved into a small surplus of £42m compared with a deficit of £311m in January. However, in the three months, December to February the surplus was £288m compared with £1.5bn in the previous three months. The average monthly surplus in 1982 was about £230m.

A very sharp move into deficit in January was considered by officials to be somewhat erratic. However, there was considerable speculation that it might reflect increased imports needed to rebuild stocks after the big run-down last year.

This view appeared to be supported yesterday by newly revised stocks figures which showed a much increased estimate for the extent to which stocks were reduced in the last three months of 1982. The latest figure of £482m (1975

prices) is larger than the run-down in any quarter during the present recession including the second quarter of 1981.

Stocks figures for the present year are not yet available, but even a slower pace of de-stocking would be expected to result in increased imports and a pick up of manufacturing production, both of which seem to have happened.

The February trade figures show a large deficit of £742m on non-oil trade. This is smaller than the deficit of £1bn in the previous month, but the volume of non-oil imports continued at a sharply increased rate, about 1 per cent ahead of the average monthly rate last year.

Exports, however, recovered from what appears to have been an erratically low level in January. The volume of non-oil exports in January was about 1 per cent higher than the average for 1982.

Imports of manufactured goods rose sharply in the first two months of this year, with the volume in February 14 per cent higher than the average for last year.

## Tilbury port stoppage spreads

By Bryan Groom

THE CRISIS at the Port of London Authority (PLA) deepened yesterday when 2,300 Tilbury dockers reaffirmed their 11-day old official strike would continue until they won their claim for parity with the basic pay rates of tally clerks.

Meanwhile 2,000 dockers at London riverside wharves who are not employed by the PLA, will join the strike on Monday. This could threaten the future of some of the less financially stable wharves.

Thames lightermen who operate tugs and barges said yesterday that they would also join the strike on Monday. They belong to the same union as the dockers, the Transport and General Workers' (TGWU).

Mr Bill Munday, district official of the TGWU, said he could not see an early end to the dispute. The dockers are not planning to meet again until April 7.

The cost of the strike so far has wiped out the £2m to £3m profit for which the PLA has budgeted this year. It is now surviving on a small overdraft facility allowed by the Government.

If this runs out, the PLA will face a serious problem. Mr David Howell, Transport Secretary, said before Christmas that there would be no more grants to cover deficits.

## Ellerman: an empire for sale

Trustees are seeking a buyer for one of Britain's largest and most colourful private companies, Andrew Fisher reports

SIR JOHN ELLERMAN, the reclusive head of Ellerman Lines, had two abiding passions: rodents and Gilbert and Sullivan operettas. He disliked the press, was rarely photographed, and was often, and not surprisingly, compared to Howard Hughes, the U.S. businessman who also hated publicity.

Sir John died 10 years ago, leaving a £5m fortune and no heirs. Now, however, details of "loss-making Ellerman Lines with its shipping, brewery and travel interests are being poured over by likely purchasers. With the For Sale notice up, the glare of publicity on one of Britain's largest private companies is unavoidable. What Sir John, whose stern and intense features stare forbiddingly from the pages of the company's history, would have made of it is hard to imagine.

In the days when Britain's immensely rich and financially powerful men were more numerous and seen by the popular press as their natural quarry, Sir John's movements were closely watched in case the famous guard slipped and a few inches of copy could be squeezed from his activities.

In 1987, the Daily Express called him "our poorest camera subject." He was snapped strolling through a meadow in Buckinghamshire, rubber-boated and swatched in a big raincoat, his features pursed in a scowling expression of his distaste at the photographer's intrusion.

Sir John took over the company when his father, who had founded

it died in Dieppe in 1923. "It was the end of a remarkable career," wrote Mr James Taylor in his book, "Ellermans - A Wealth of Shipping." The first Sir John, he described thus: "Essentially a man of his time, he was an individualist, a commercial giant, and a money-maker of supreme ability."

The second John Reeves Ellerman was only 23 when his father died. He inherited a fortune estimated at nearly £4m. But for the 1930s slump, it might have been higher. It was more than enough, though, to guarantee attention from the newspapers; it was then he developed his antipathy to them.

Ironically, his father had been heavily involved in newspapers, including the Financial Times, towards which his business bias had inclined him. He was the largest shareholder for 15 years until he sold out in 1919. At various times, he also had major interests in the Daily Mail, The Times and magazines such as Sphere and Tatler.

The son took a far less direct role in the company than his pioneering father who had formed it in the early years of this century. The starting point had been his joining of the board of Liverpool-based Frederick Leyland in 1892. He then began extending his shipping activities.

At one time, just before these interests took on the name of Ellerman Lines in 1902 - the founder's father was a German, Johann Herman Ellerman, who had come from Hamburg to Hull - U.S. financier John Pierpont Morgan started moving into the UK shipping business. He bought Leyland, but John Ellerman kept the Mediterranean fleet and business.

Expansion thereafter was rapid, with P&O, Peninsular and the City and Hall Lines, Westcott and Laurance Line, Bucknall Steamship, and Wilson Line all being added. In the First World War, losses were heavy - 60 ships were lost and many others badly damaged. The fleet rebuilding was still not complete when the Second World War began.

In that war, as many as 85 ships were lost. But expansion was resumed swiftly. By 1960, the company operated 90 ships totalling more than 600,000 tons. In the 1970s, it spent heavily on new container ships and bought the breweries J. W. Cameron and Tollemache and Cobbold.

Just before his death, Sir John created two charitable trusts which own 79 per cent of Ellerman Lines. His widow, now the Hon Mrs George Borwick, is a trustee of the charities - Sir John was a noted

philanthropist - and owns the other shares through a Luxembourg company, Marine Holdings.

Shipping, certainly against the background of a fast declining UK flag fleet, is by no means the growth industry it used to be. Recession, over optimistic ordering in recent years and the growth of cheaper cost fleets in the Far East have all taken their toll of the West's merchant shipping strength.

Ellerman, which now has direct interests in 18 ships - almost all big container vessels - and a number of charters, has suffered badly in the shipping crisis. Ever since Sir John's death there has been talk of a share flotation. Recent losses have blocked this.

The company lost £4.3m before tax in the first half of 1982, mostly because of problems on shipping. In 1981, it earned only £2.5m on turnover of nearly £217m. Losses for all of 1982 could approach £8m.

Morgan Grenfell, the merchant bank which is handling the sale, is trying to sell all of Ellerman rather than having it split up. The last big UK shipping company sold abroad was Furness Withy, bought by Hong Kong's C.Y. Tung Group for £12m in 1980.

What Ellerman Lines will fetch is anyone's guess. As a possible purchaser, the highly diversified British and Commonwealth Shipping has been prominently mentioned. No reserve price has been put on the company by the bankers. But a hefty 1982 loss would shrink its net worth to about £80m.

## Missiles safety assurance

By Stephanie Gray

DEFENCE SECRETARY Mr Michael Heseltine yesterday dismissed the doubts of many U.S. military experts that the guidance system for cruise missiles to be based at RAF Greenham Common were faulty.

Mr Heseltine was speaking after a visit to the Berkshire site by British and foreign journalists ahead of the Easter weekend demonstration planned by the Campaign for Nuclear Disarmament.

It would be unthinkable that the U.S. would deploy the missiles if it did not have the utmost confidence in them, said Mr Heseltine.

He said U.S. Defence Secretary Mr Caspar Weinberger had assured him at the nuclear planning group meeting in the Algarve that test programmes in which serious guidance defects were initially discovered were proceeding well.

## Ford may refer strike to conciliation service

By Our Labour Staff

FORD MANAGEMENT has not ruled out referring the 10-day old strike at Halewood, Merseyside, to the conciliation service, Acas.

The Transport and General Workers' Union (TGWU) - which has now made the strike official - has rejected the company's present offer of an independent industrial tribunal to decide the fate of Mr Paul Kelly, the assembly worker whose dismissal for alleged vandalism led to the strike. Mr Ron Todd, TGWU national officer, will meet Halewood stewards today.

The union is demanding Mr Kelly's reinstatement but might agree to a reference to Acas. The strike has now cost production of 11,500 Escorts worth £57.5m at showroom prices. About 8,700 of the 10,000 hourly-paid production workers are now either laid-off or on strike.

● The BL factory at Cowley, Ox-

ford where the new Maestro model is made is now making more cars than at any time in the last 10 years. Austin Rover says output at the car assembly plant is running at 1,850 a week.

Cowley is now on course for breaking the 200,000 car barrier for the first time since 1972, when 200,000 were built a spokesman, said. If the present rate of production is maintained throughout the year, output will reach 208,275 before the Christmas holidays. Output could be raised even higher if demand for the new Maestro warrants it.

Maestros are being built at the rate of 2,000 a week and sales in Britain in its first month are expected to reach 8,000. In the three weeks since its launch 6,168 Maestros have been registered in Britain.

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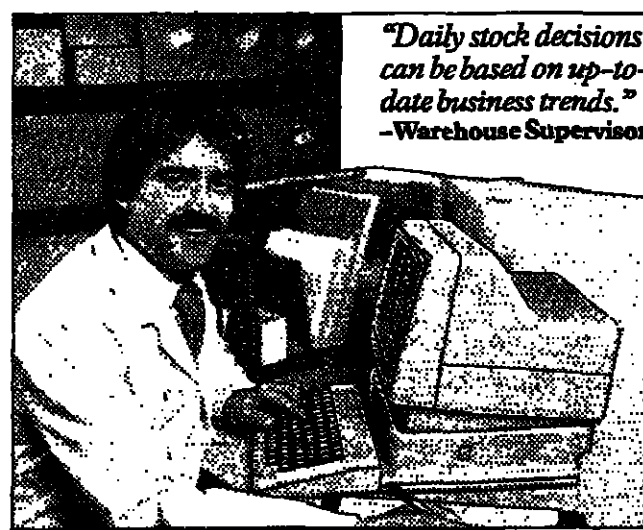
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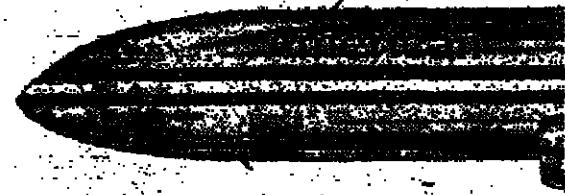
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## UK NEWS

## Airlines continue move against Laker's claim

BY RAYMOND HUGHES, LAW COURTS CORRESPONDENT

BRITISH AIRWAYS and British Caledonian are asking the High Court to continue temporary injunctions stopping the liquidator of Laker Airways proceeding against them in his \$1bn conspiracy and anti-trust damages action in the U.S. The two airlines want the Commercial Court to rule, that any proceedings against them arising out of last year's Laker collapse should be only in the English courts.

They deny the allegation by the liquidator, Mr Christopher Morris, of Touche Ross, that they were part of "an unlawful combination or conspiracy" to destroy Laker. In a counter-move Laker is to ask the court to dismiss the two airlines' actions.

The litigation following Laker's collapse has been the subject of conflicting decisions in the Commercial Court and the U.S. court.

Yesterday Mr Richard Scott, QC, for British Airways, told Mr Justice Parker the latest U.S. judgment meant that if he granted the orders sought by BA and British Caledonian a serious clash between the courts of the two countries could result.

Mr Scott was referring to a March 9 decision by Judge Greene

in Washington's district court to make orders stopping six other, non-UK, defendants seeking protective orders from the English courts.

Mr Colin Ross-Munro, QC, for British Caledonian, said it was contrary to UK public policy for one British airline to sue another in the U.S. on an anti-trust claim for triple damages, when the basis of the action was tariffs fixed by the Civil Aviation Authority and approved by the Civil Aeronautics Board.

Such an action was even more objectionable when the UK did not recognise the extra-territorial scope of the U.S. anti-trust legislation.

Nor, said Mr Ross-Munro, should one British corporation be permitted to bring a quasi-penal action in the U.S. against another over acts committed in the UK which were lawful in the UK.

The hearing continues today.

In addition to the UK airlines, the defendants to the Laker action in the U.S. are Pan American, Trans World, Lufthansa, Swissair, Sabena, KLM and two McDonnell Douglas companies. Last month Midland Bank and its subsidiary, Clydesdale Bank, were granted an order stopping the liquidator adding them as defendants.

## Companies told to designate shares without voting rights

BY JOHN MOORE, CITY CORRESPONDENT

THE STOCK Exchange ruling council has told companies which have shares that do not allow shareholders to vote, or are limited in their voting rights, that they must provide a clear description that the share capital carries a less favourable voting status.

Companies having non-voting equity capital have been requested to include the phrase "non-voting" in its designation. Companies having equity capital listed which has less favourable voting rights than another class of equity capital have been requested to alter the designation of such capital so as to include the words "limited voting" or "restricted voting".

With the exception of 11 companies, all other groups have altered the designation of their securities in the way recommended by the Stock Exchange.

Of the 11, five companies, Aquascutum Group, Greenall Whiteley, Scottish Cities Investment Trust, Soler and Vosper, have agreed to put the matter to their shareholders not later than at their next annual general meetings, while a sixth company, Great Uni-

versal Stores has agreed to do so during its financial year ending March 31, 1984.

Other companies which, the Stock Exchange says, carry classes of capital with less favourable voting rights than another class of equity capital are Vosper, C.H. Bailey, Rothmans International, Savoy Hotels, Stylo, Trusthouse Forte.

Companies which maintain two classes of equity capital have always attracted criticism in the City of London. Before Associated Communications Corporation (ACC), the entertainment empire of Lord Grade, was taken over by business interests of the Australian entrepreneur, Mr Robert Holmes & Court, institutional shareholders were constantly urging Lord Grade to enfranchise the class of shares which were available only to outside investors.

These companies which have maintained two classes of capital have often done so to ensure that control of the company remains with the family which formed the company, or executives which run the group.

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THE EUROPEAN edition of The Wall Street Journal, eight weeks after its introduction, has a possible circulation of about 15,000 copies daily Mr Paul C. Atkinson, international advertising director of the newspaper, estimated in London yesterday.

He told an international financial communications conference that the European edition had about 10,000 subscribers and that there were probably about 3,000 new stand sales daily.

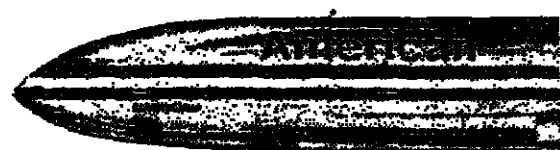
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As Northern Ireland prepares for new economic measures, Anthony Moreton examines the vital issues

## Prior treads the careful path to Ulster's revival

THE UK Government's economic measures for Northern Ireland will make the province the most attractive place in the European community in which companies could invest, Ulster Secretary Mr James Prior said this week.

He had just announced moves which he admitted had been drawn up to counter the attractions of the neighbouring Irish Republic, where, to all intents, the whole country is an assisted area.

The main thrust of Mr Prior's new measures was a corporation tax relief grant of up to 80 per cent for new projects, which he described as a "major incentive". This grant will be conditional on employment creation.

The other principal arm is an extension of industrial de-rating to 100 per cent from the present 75 per cent.

The Government will also offer 30 per cent grants towards the cost of energy conservation programmes, make grants available towards the "attraction and retention of sound management talent" and set up an advisory service to industry.

Mr Prior has had to tread a careful path between those in Northern Ireland who have been urging greater industrial incentives on him and the Treasury, which does not want to spend money.

Sir Desmond Lorimer, the Ulster businessman appointed by Mr Prior

to head Northern Ireland's Industrial Development Board (IDA), has been telling the Minister that the present package, which includes 50 per cent grants towards plant and machinery, compared with 15 or 22 per cent in Britain, 40 to 50 per cent research and development grants and training grants of between £20 and £40 a week per employee, was insufficient to match what the Irish Development Authority was offering in the Republic.

The Ulster grants had "failed to do the trick," Sir Desmond said. The 10 per cent corporation tax in the Republic was thought to be easily understood and easily marketable and had instant appeal - especially in the U.S., where there is a tendency to generate profits quickly on new projects.

Britain's 52 per cent corporation tax level looks positively draconian by comparison, although, as every accountant knows, hardly any company pays that level. Many companies, because of allowance's and other factors, pay little more than the Irish level.

Convincing the treasurer of a company considering moving to Northern Ireland of the validity of these allowances and the net level of taxation is difficult - though if he looks across the border, where there is a flat 10 per cent, he feels a lot happier about his long-term projections.

EUROPEAN COMMUNITY ASSISTANCE 1981					
	Capital grants max. rate (%)	Interest concession maximum (%)	Duration (yrs)	Repayment holiday (yrs)	Expenditure 1980 in local currency
Northern Ireland	30	3	7	3 (coincided with award)	£116.4m
Great Britain	22	-	-	-	£295.5m
Belgium	24.3	7	5	2	Bfr 4.4bn
Denmark	25	3.25	10 - plant 20 - bldgs 3 or 5	5 in law 2 in practice 3 or 5	Kr 250m
France	25	8.75	10 - plant 15 - bldgs 6 - bank loans	N/A	FFr 1.7bn
Germany	25	4 below standard rates 9.25	10 - plant 10 - bonds	5 or 3	DM 3.1bn
Greece	50	-	15 - in south 10 - elsewhere	-	£230m
Ireland	60	64% of market rate	-	-	L2.3bn
Italy	56	-	-	-	-
Luxembourg	15	3	5	-	Fr 688m
Netherlands	35	-	-	-	Fl 428m

Source: European Regional Investment Bank and European Development Bank

Mr Prior's dilemma was that the Government had set itself firmly against any extension of regional assistance.

It has turned a deaf ear to pleas for help from the West Midlands, which has become a depressed area, and is actually working out how to reduce its regional commitment if it retains power after the next General Election.

Furthermore, the spectre of De Lorean and the closed textile concerns, which opened with high hopes and equally high grants, influences all judgements now.

While Mr Prior obviously wanted to help, there is some evidence that the present package has been rushed out. Mr Prior introduced it to meet a Northern Ireland Assem-

bly deadline on Wednesday night and admitted he had no estimate of the cost of the package nor, when even some of the concessions would come into operation.

De-rating and the energy scheme will cost £5m a year but there is not even an estimate about what the other three might add nor when they will start.

De-rating will begin on April 5, the energy grant "in about three months," the tax relief grant "in rather longer than three months."

Northern Ireland's task in taking on the Republic is monumental because the incentives are attractive and widely considered by other member governments in the European Community to bond it not actually break the rules.

The 10 per cent corporation tax rate for all manufacturing companies will apply until December 31, 2000. Until the end of 1980, the Irish also offered a 10 per cent rate on profits generated by exports but this was stopped after intervention from Brussels.

Discretionary capital grants towards new plant and equipment are available up to 80 per cent of the eligible costs in the west of the country and up to 45 per cent elsewhere, so the whole of the country qualifies for some sort of assistance - as does the whole of Northern Ireland, of course.

In addition, there are interest rebates, loan guarantees and equity finance. All these are for manufacturing industry but the Irish Government also has a scheme to help service industries which have an export content.

In a characteristic move, Ireland has extended the 10 per cent corporation tax rate to service industries which are deemed by the tax authorities to be "manufacturing."

The IDA has attracted new companies. In 1981, the last year for which figures are available, it approved projects which would create 33,720 jobs, negotiated more than 2,000 projects and made grant commitments totalling £130m.

All the member countries help their industries. In Belgium, for instance, 30.5 per cent of the population and 33 per cent of the land mass are covered by assisted areas. In Germany the figures are 30 per cent and 50 per cent respectively, and 30 and 50 per cent in France.

The Italians are strong supporters of their industry and most other Community members also complain the Italians have a network of hidden aids, such as writing off losses or the writing-down of assets, for concern they want to assist. A third of the population and 41 per cent of the land mass qualify for regional aid.

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## TECHNOLOGY

IBM EXPERIMENT ILLUSTRATES GROWING INTEREST IN SYNCHROTRON RADIATION

## Mini atom smashers as chip production tools

BY DAVID FISHLOCK, SCIENCE EDITOR

IBM researchers have replicated a mask for an integrated circuit using radiation from an atom-smasher, in an X-ray lithography experiment at the Brookhaven National Laboratory on Long Island. It could lead to the use of miniaturised atom-smashers as production-line tools in large-volume semiconductor factories of the future.

The IBM experiment illustrates a fast-growing industrial and medical interest in synchrotron radiation, involving such organisations as Exxon and Bell Labs in the U.S. and ICI, BP and Shell in Britain. This is an intense and broadband source of electromagnetic rays created as a by-product of particle accelerator rings. Long seen by high-energy physicists as a waste of energy as well as a hazard, it has been coveted by other scientists as an intense and continuously tunable source of ultraviolet and X-rays.

So enthusiastic are IBM scientists at the Thomas J. Watson Research Center at Yorktown Heights, near New York, they talk of building their own machine for X-ray lithography in the basement. Meanwhile, they are among a group of U.S. industrial sponsors whose experiments occupy 75 per cent of the running time of the National Synchrotron Light Source, as the new Brookhaven facility is called. It is the first dedicated source of synchrotron radiation in the U.S.

The Brookhaven accelerator, 15 metres across, cost the U.S. Department of Energy \$24m. It uses two storage rings as light

sources, both fed with bursts of the high intensity of radiation which offers promise for large-volume manufacture.

Other I.B.M. scientists are mounting experiments designed to answer such questions as: How do materials react? What is the electronic structure of a silicon surface? What are the limits of the photo-emission process?

In fact, Britain commissioned the world's first large dedicated source of synchrotron radiation at the Science and Engineering Research Council's Daresbury Laboratory in Cheshire. The Synchrotron Radiation Source (SRS) was commissioned in 1980, for an initial outlay of \$5.5m.

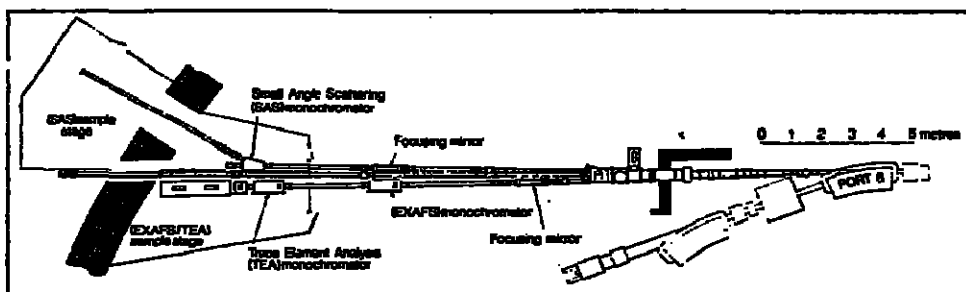
Dr Leo Hobbs, head of the SERC's science division, estimates the total cost so far, at current prices, and including about a dozen beam lines paid for by the SERC, at \$25m. The SRS has a potential for as many as 50 beam lines, but shortage of cash is restricting the rate at which it can invest and the best he hopes for is about 30 within five years.

So far there has been nothing like the U.S. level of interest among industrial scientists in Britain, admits Dr Hobbs. This is in spite of a relaxation of government rules, so that companies need not state too precisely just what experiments they are proposing to do. ICI, BP and Shell formed a research consortium to make a long-term commitment to use the SRS. Dr Hobbs estimates that this brings in no more than about 1 per cent of the \$5m a year it costs to run the SRS.

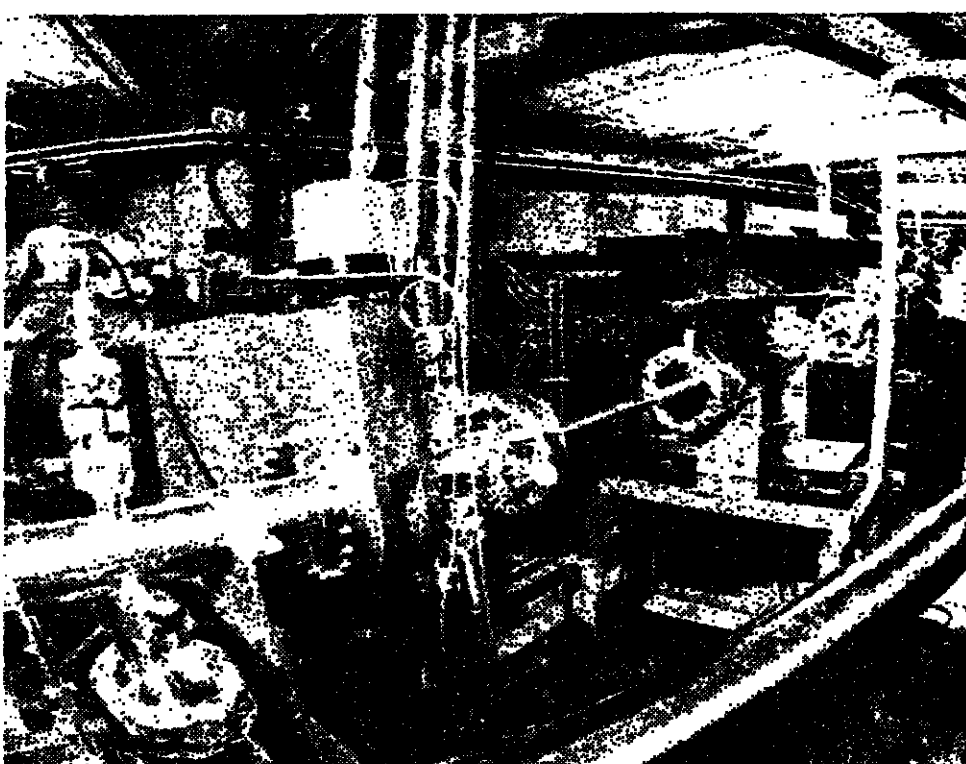
Nevertheless, the capacity of the SRS is heavily oversubscribed by the U.K. research community at present. Daresbury has been organising seminars—most recently on X-ray lithography—for university researchers in the hope of kindling more interest from joint industry-university projects, accompanied by the cash for extra beam lines to develop the full capacity of SRS more rapidly.

The possibilities are very far-reaching. They include X-ray microscopy at intensities well beyond any available in laboratories today, to provide fresh insight into chemical reactions at surfaces, for example, on catalysts or semiconducting materials.

Another is a potentially fast and cheap way of making heart



The SRS storage ring along the injector flight path from the booster synchrotron



Two research stations are planned at Daresbury to carry out small angle X-ray scattering and X-ray spectroscopy

scans without the unpleasant side-effects that accompany angiography at present. The idea is to introduce iodine into the bloodstream, then flood the heart briefly with an intense monochromatic X-ray beam. In this way a heart scan lasting only four seconds can clearly reveal the entire pattern of coronary blood vessels.

In Britain, the Medical Research Council and SERC are collaborating to build a jointly-funded laboratory at Daresbury,

which will use synchrotron rays for biological and bio-medical research.

One major effort of the laboratory—costing over \$400,000 to build and equip—would be protein crystallography using X-rays of an intensity that would reduce exposures from days to only minutes, said Dr Jerry Thompson, in charge of the SRS. It not only speeded the research but meant less radiation damage to biological

materials, he said. Stimulated by U.S. and British scientific enthusiasm, sources of synchrotron radiation have begun to proliferate worldwide. Russia has mounted experiments in four centres. Europe has five: the SPS in Britain and also in Germany (2), France and Italy. Japan has its Photon Factory and China is building an 800 MeV facility at Hefei. European scientists have begun to discuss a European centre, possibly at Daresbury.

## Valves

## Friction free

THE BIFOLD company has introduced a range of solenoid-operated, friction-free pneumatic valves for explosion-proof control applications in the offshore, chemical and petrochemical industries.

The company says that the valves are of double-diaphragm design, and are operated by direct acting solenoid actuators. A wide selection of ac and dc voltages are available to conform to safety specifications.

## Copiers

## Toshiba launch

A NEW version of the Toshiba BD-4511 compact plain copier has been launched by the company. Designated the BD-4515, the machine can carry out image reduction and enlargement. The copier has a liquid crystal display control monitor, horizontal paper path to avoid jams, copying on both sides of paper. More information on this updated machine is available on 0425 54011.

## Testing

## Ultrasonic probe

A RANGE of single crystal shear wave ultrasonic probes has been introduced by Well-Krautkramer. It has applications in testing welded fabrications such as generating stations and offshore oil rigs, where accurate and reliable flaw detection is important. More details of the new probes are available on 04626 78151.

## Software

## Work activities

THE Management Services Unit at East Sussex County



Council has developed a software package for the study and analysis of work activities. The software aimed at computerising work study methods to help local authorities cut costs, can be run on the Husky portable micro-computer, Manservant, as the program is called, is available through Husky's manufacturer, DTV Microelectronics on 0203 56580.

## Meters

## Hand-held model

A hand-held autoranging capacitance meter, the Model 3002, has been introduced by GSC in Saffron Walden, Essex. The instrument has a 3 1/2 digit liquid crystal display and measures 192 x 95 x 44mm. It allows direct readings 1pF to 19 999pF. More information on 0799 31683.

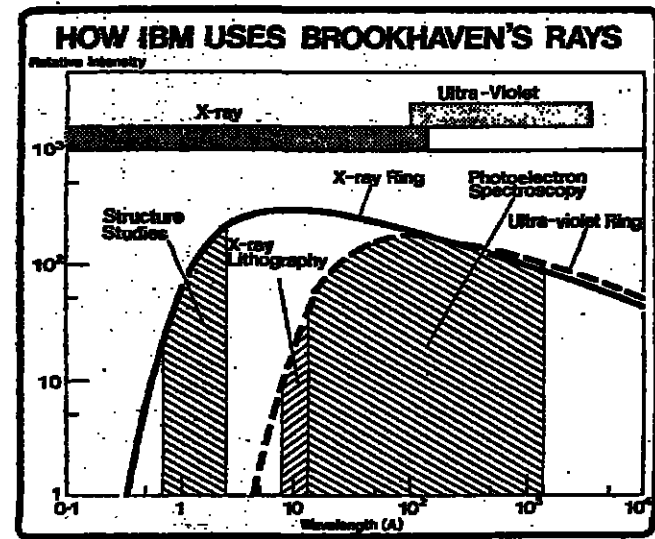
## Tooling

## Chuck range

SANDVIK has added to its range of Bilz tooling with a quick-change chuck for drilling, reaming and counter-sinking and a new range of tapping chucks for machining and turning centres and drilling and boring machines.

The ASBA chuck, intended for drilling work on transfer lines and special-purpose machine tools, incorporates a locking mechanism which snaps open when the tool is removed. When a new tool is loaded and correctly seated the locking mechanism will operate automatically.

Sandvik at Manor Way, Halesowen, West Midlands (021-560 4700), will provide full details of the extended range.



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## THE MANAGEMENT PAGE

# Welsh university attempts to teach innovative thinking in the classroom

Robin Reeves reports on an unusual educational experiment

IN A society where commercial success depends upon successful innovation, is it possible to create large numbers of innovators?

The present education system is geared to providing young people with an accumulation of knowledge and an understanding of strict methodology, rather than to be innovative. They are taught science and engineering in the hope that inventors will simply emerge. Similarly, business subjects are taught in the hope that entrepreneurs will emerge.

There is no systematic attempt to encourage young people to think innovatively. Indeed, many successful business innovations have been brought about by people with little or no formal qualifications in science, engineering or business studies.

Against this background, the Industry Centre and the Department of Science Education of University College, Cardiff, recently ran an experiment in three comprehensive schools in the Welsh industrial valleys to see if it is possible to develop a teaching system which would encourage sixth form students to develop innovative abilities.

A large part of the experiment, which was also backed by the Department of Industry and the Welsh Development Finance Corporation, was concerned with the search for "opportunities". The basic premise was that while the inventor and the entrepreneur are liable to be very different characters, both have in common the ability to identify an opportunity or need for a product or service which is not being adequately met by current products or services.

The time allotted to the experiment was limited—about one hour per sixth form group per week in each of the three schools concerned—and it proved to be insufficient. The enthusiasm generated was such that at one school the students gave up part of their summer holidays to continue the experiment.

The first term was taken up with lectures to illustrate how already successful inventions had been generated, the opportunities and problems facing innovators, patent laws, other

forms of intellectual property protection, etc.

The second term included visits to four widely-differing local industries: At Dunlopillo, students were able to see a range of industrial presses and highly automated, as well as labour intensive processes; Amey Roadstone, in the quarrying and roadstone preparation business, gave an insight into a heavy industry; Ready Roasted Chickens provided an example of an entrepreneur building up a business from scratch; and Tesco, the supermarket chain, was chosen to illustrate the end stage of most manufacturing processes by way of the presentation and sale of products to the final customer.

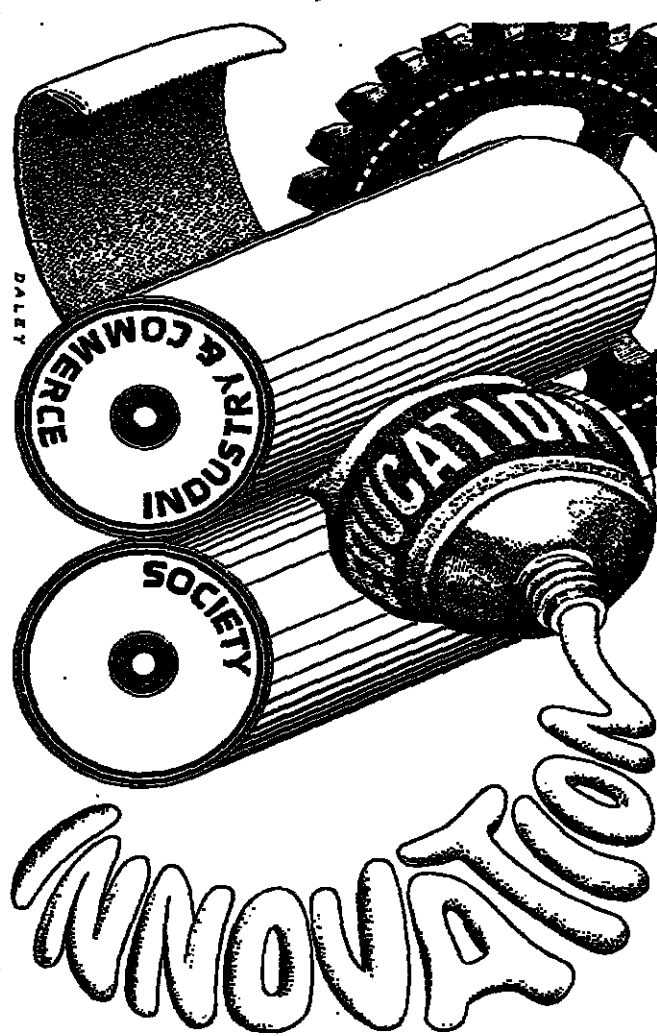
The end of the second and third term were devoted to "brainstorming" sessions to develop the students' faculty for identifying unfulfilled needs and producing solutions to the problems identified.

The sessions were structured into four stages. The first was encouraging an open mind by emphasising that there is no single answer to a problem. Significantly, this turned out to be easier with students than with many industrialists and academics, who have often spent time on one single-minded approach to an answer and are not prepared to accept that there is perhaps a better alternative.

The second stage was encouraging group co-operation. Again this proved easier than expected. In an industrial or academic group there is usually a hierarchy and it is difficult to get participants to work as equals. Departmental differences exist. There can also be an unwillingness to pool ideas in a group, in case the proposer loses credit for the idea.

The third and fourth stages were developing and exploring the ideas which emerged. The idea sessions were run with a leader and recorder. The participants produced ideas and identified avenues or categories of ideas, which were all recorded, following five basic rules. That:

● no idea, no matter how wild, was discarded;  
● criticism was not allowed; only suggested improvements;



● different ideas were combined to try to find new ones;  
● the bigger the quantity of ideas, the better. The quality was decided later;  
● spin-off ideas were encouraged.

A second meeting within two weeks gave participants the chance to generate further solutions after pondering on their ideas.

As it turned out, there was certainly no shortage of ideas. Literally dozens were generated. Many were not necessarily new, realistic or practicable.

Others were intriguing and/or worthy of further exploration. Most important, the experiment awoke in the students the idea of looking at their environment through the eyes of an innovator.

Among the "needs" or innovations which the Aberdare Boys Comprehensive group chose to explore in detail were for a new door mechanism; an alternative to glue or a container which would prevent glue sniffing; a new kind of bottle-top; a windscreen wiper using a different principle from

a rubber scraper; and an improved cattle-grid.

One of the Mountain Ash Comprehensive group's proposed "needs" was for a new type of toothpaste container which would allow all the toothpaste to be extracted. Among the solutions put forward were a container with two openings; single shots of toothpaste packaged in throwaway plastic capsules; toothpaste in an icing bag; a plunge dispenser, aerosol; or the existing tube in a specially designed squeezer.

Another idea was for a better lightswitch, on the grounds that present types are "boring and unimaginative." Among new designs suggested were voice-activated switches, ones worked by a pressure pad or circuit remote control, or were illuminated in the dark. From this stemmed ideas for an upstairs or downstairs console to control all the lights in the house and a pressure pad or circuit breaker which would switch the light on or off automatically when you walked through the door.

Some innovative thinking was stimulated during visits to local companies by the current problems facing their management. Amey Roadstone suggested there might be a better method of keeping road bitumen warm and new uses for large blocks of stone from its quarry. Answers to the first problem ranged from a vacuum flask-type container to a pipe connecting the containers to a vehicle's radiator system, and a solar panel which heated water around the bitumen container. For the second question, the students came up with sculptured seats, picnic tables, playground artefacts, and even stone coffins.

The Dunlopillo visit stimulated ideas for new uses for foam rubber—gym mats, letter boxes, door mats, flasks to keep drinks warm, and pipe insulation. There were among the students' suggestions. Proposals also emerged for a simpler storage system in the factory and for utilising foam crumbs and other waste material, and waste heat.

Tesco had the students design-

ing a new kind of shopping trolley, thinking about the logistics of stock rotation and the problems of selling goods on the first floor, away from the main shopping area. Novel ideas included the provision of inter-floor rotating shelves which would be filled at first floor level, and conveyors to carry both goods and customers around the store, powered by the River Cydon, flowing between the store and its car park.

Roasted Ready Chicken encouraged the students to dream up new chicken-based food products to give the company greater product diversity.

The students also applied their minds in an innovative fashion to the National Coal Board's nearby Phosphate smokeless fuel plant. Apart from a major source of air pollution, the plant also discharges large quantities of waste heat. Could this waste heat be used to advantage in the valley?

The students catalogued a large range of potential uses for the waste heat from fish farming and greenhouses to a saw mill and swimming pool and sauna. This led on to ideas for a freezer plant and wholesale centre for marketing the fish and vegetables produced.

Clive Jones, head of the University College Industry Centre, was the first to stress that it had been a first experiment only. A major disappointment was a lack of response from the girls' school, though he stressed that it would be better briefed at the outset; and future courses would need to involve craft teachers at an early stage in order to help build prototypes.

The experiment also showed that the lectures need to be spread throughout the schools' curriculum. Cardiff now plans to extend the experiment, provided funds to finance it can be found.

## Employment policy

### Square pegs for square holes

NORMAN CLARE, managing director of E. A. Clare and Son, an old-established Liverpool biscuits table maker, is rarely short of a horror story about school-leavers looking for jobs. Poor standards of numeracy worry him most.

To test for a grasp of simple geometric and arithmetic concepts among would-be apprentice carpenters, he asks questions like this at interviews: "Suppose the foreman asks you to make a four-foot square wooden frame. How much wood would you get from the stores?"

Lads who become apprentices cope easily, but Clare has had many applicants who could not, a situation he has complained about at Merseyside Chamber of Commerce.

Clare knows exactly what he is looking for in a young employee, but much of the rest of industry is rather more vague, as was revealed in a Manpower Services Commission survey late last year. This showed that apart from basic levels of literacy and numeracy, most employers are hoping to find rather more general, less well-defined social skills, such as the ability to deal with people. They also want young people to be able to solve general problems, put jobs in an order of priority, work alone, and work under pressure. The qualities were thought lacking among most school-leavers.

Merseyside Chamber of Commerce has just published an employers' handbook that may well make many companies ponder whether such expectations are too high. The handbook is aimed at medium-sized or small companies without personnel managers to take care of such things, so it should prove valuable at the end of the day to every employer. But it also raises issues for all employers to consider.

For example, it warns: "There will be a growing temptation to call for interview only those with high academic qualifications. If the person employed is too highly qualified, he or she will soon become disenchanted and this will spread to other employees."

Significantly, the MSC survey revealed that most employers are going to fund this trap, rejecting virtually everyone without good GCE "O" levels, which means over half the school population.

The handbook suggests that it is better first to drive a job properly, which by implication some companies must not be doing, and then find the most suitable candidate, rather than the one with the best academic qualifications, which is often not the same thing.

Also contrary to many employers' current practice is the handbook's encouragement of a "softly, softly" approach to interviewing. The MSC survey revealed dissatisfaction with young people at interviews, both as regards dress and being able to answer only "yes" or "no" to questions. In other words, employers acting in what is in effect, a buyer's market expect to be sold to, and are irked when they are not. But are such expectations realistic?

Young people, the handbook says, are rarely interviewed by someone in authority, unless for a specific reason. Most are totally unaccustomed to asking their views or even answering questions. The employer must practise encouraging the interviewee to develop ideas. The importance of examinations is not overlooked, and there is an excellent guide to academic qualifications and tests of aptitude, as well as comparability of various certificates.

Ability to work is probably what most employers are looking for more than anything else and, theoretically, the recession should be providing an unrivalled opportunity for them to pick and choose. However, the recruitment of young people probably now requires greater sensitivity than ever before if industry is not to find itself with too many highly qualified misfits in a few years' time.

The question is worth managers thinking about, no matter how pressed with the daily struggle to survive. People may be willing to comfort themselves into all sorts of shapes just to get work and keep it at present, but can that last forever? In the long run, square pegs will need square holes and vice versa. Just as Clare and his craftsmen need to know how much wood is needed for a billiard table.

The Young Employee—A Handbook for Employers, Merseyside Chamber of Commerce, 1 Old Hall Street, Liverpool, L69 1EG to non-members.

Ian Hamilton Farey

This announcement appears as a matter of record only.

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Agent

February 1983

## COMPANY NOTICES

ENGELS-HOLLANDS BELGIUMS TRUST N.V.  
(English and Dutch Investment Trust)  
Established in Amsterdam

PARTICIPATION CERTIFICATES  
(ISSUED BY)  
ROYAL EXCHANGE ASSURANCE

NOTICE IS HEREBY GIVEN that a Gross Redemption of 10% of the Participation Certificates of the Company will be made on or after 1st April 1983 against presentation of the Certificates to the Company.

The dividend will be payable as follows:  
to Certificate Holders who are subject to United Kingdom Income Tax at the rate of 15% per cent (withholding tax) on the amount of the dividend; and to the remainder of the dividend at the rate of 10% per cent (withholding tax) on the amount of the dividend.

For the period 1st January 1983 to 31st December 1983, the dividend will be payable on or after 1st April 1983 at the rate of 10% per cent (withholding tax) on the amount of the dividend.

To obtain payment, Certificates No. 25 must be presented to the Company at its registered office, 45, Beach Street, London EC2A 3DF, or to any branch of the Company.

ROYAL EXCHANGE ASSURANCE  
Royal Exchange Building, London EC2A 3BN.

RENOVON INCORPORATED

NOTICE TO MEMBERS OF  
GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 38th Ordinary General Meeting of the Company will be held on Wednesday, 10th March, 1983, at 10 am in the main hall of the Royal Albert Hall, London W2 2AP.

PURPOSES OF MEETING  
1) Declaration of Dividend—Dividend on Balance Sheet as at 31st December 1982 will be payable on or after 1st April 1983 to the holders of the Company's shares as at that date.

2) Election of Directors—22 Directors to be elected in place of those retiring at the meeting.

3) Election of Auditors—Messrs. PricewaterhouseCoopers to be re-elected as Auditors of the Company.

4) Approval of Accounts—Approval of the Accounts of the Company for the year ended 31st December 1982.

5) Approval of Dividend—Approval of the Dividend of 10% per cent on the amount of the dividend.

6) Approval of Resolutions—Approval of the Resolutions proposed by the Directors.

7) Approval of Dividend—Approval of the Dividend of 10% per cent on the amount of the dividend.

8) Approval of Resolutions—Approval of the Resolutions proposed by the Directors.

9) Approval of Dividend—Approval of the Dividend of 10% per cent on the amount of the dividend.

10) Approval of Resolutions—Approval of the Resolutions proposed by the Directors.

11) Approval of Dividend—Approval of the Dividend of 10% per cent on the amount of the dividend.

12) Approval of Resolutions—Approval of the Resolutions proposed by the Directors.

13) Approval of Dividend—Approval of the Dividend of 10% per cent on the amount of the dividend.

14) Approval of Resolutions—Approval of the Resolutions proposed by the Directors.

15) Approval of Dividend—Approval of the Dividend of 10% per cent on the amount of the dividend.

16) Approval of Resolutions—Approval of the Resolutions proposed by the Directors.

## EDUCATIONAL

**FRENCH 66**  
□ Teaching staff from 8 am to 10 pm, 5 days a week (study and practice). □ Specializing in French for business and industry. □ Courses in the evenings. □ Group (max 12) and private lessons. □ Week and weekend courses. □ Business French courses for your company.

References: private, companies, embassies, EEC, European Parliament, SHAPE, Brochure and references: CERAN, 100, rue de la République, 92000, Paris 16. Tel: 01-47-00-00-00. CERAN, 100, rue de la République, 92000, Paris 16. Tel: 01-47-00-00-00.

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The managing director of Danish Building System A/S, Mr. Knud Lohkgaard, will be in London at an exhibition presenting major elements showing examples of construction will be on display, detailing doors, windows of kitchen units, bathroom units, heating and electrical systems and insulation systems. Both Mr. David Lowe and Mr. Knud Lohkgaard will be at the exhibition and would welcome visits from members of the construction industry and professionals who have an interest in housing.

THE EXHIBITION WILL BE OPEN MONDAY & TUESDAY 28th & 29th March from 10.00 am to 7.00 pm

IN LOVING MEMORY: The MHA Flower Fund enables you to express your sympathy with a living tribute in lieu of flowers—a donation to help the society in need. A floral card is sent in your name to the bereaved. Write to: MHA Flower Fund, 11, Telford Street, London SW1P 3SQ.

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(Incorporated with limited liability in the Republic of South Africa)

NOTICE TO HOLDERS OF  
SHARE WARRANTS TO REDEEM  
PAYMENT OF COMMON NO. 78

With reference to the notice of declaration of dividend advertised in the press on 11th March 1983, holders of share warrants to redeem are informed that the dividend will be payable on or after 1st April 1983 to the holders of the Company's shares as at that date.

Dividend declared in South Africa: 10% per cent on the amount of the dividend. Dividend declared in United Kingdom: 10% per cent on the amount of the dividend.

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Dividend declared in South Africa: 10% per cent on the amount of the dividend. Dividend declared in United Kingdom: 10% per cent on the amount of the dividend.

## ART GALLERIES

BROWN & DARRY, 10, Cork St. W1, London W1. Tel: 01-47-00-00-00.

PHILIPSON, 3, Queens Gate, W1, London W1. Tel: 01-47-00-00-00.

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BRACKEN HOUSE, CANNON STREET, LONDON EC4P 4BY  
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Friday March 25 1983

# Stop-go trade with China

THE COLLAPSE of the £100m deal between a consortium led by British Aerospace and Vespene Thorneycroft and the Chinese for Seastron missiles and the rest of two destroyers throws into sharp relief the continuing problems of doing business with the People's Republic. The contract was signed last November, subject to ratification by the Chinese Government within a fixed period of time. When the period had run its course the Chinese simply said the deal was off.

This totally unexpected blow to the companies concerned comes after a phase in which China has been steadily expanding its contacts with the outside world. Since Chairman Mao died more than six years ago, Peking has moved from putting up with trade as a necessary evil to warmly encouraging it. This has benefited the people of China in terms of a higher standard of living and a healthier economic base.

As a framework for the new policies, for the first time in a century traditionally wary of foreigners, Peking has evolved a new legal system to smooth their path, which covers foreign joint ventures, tax on foreign enterprises in China, and duties on imports and exports.

## Reversals

During this period, western companies have maintained profitable trade with Chinese enterprises, selling plant and equipment, and buying Chinese raw materials and light industrial products. While Britain has not been the biggest beneficiary, British mining machinery companies, in particular, have gained contracts worth tens of millions of pounds. China is on the point of concluding deals with western oil companies for offshore exploration. Yet this generally expanding trend has seen curious reversals. In early 1979, the Chinese telexed about a score of Japanese companies with which they had contracts for heavy industry equipment, telling them to suspend deliveries. When the Japanese recovered from the initial shock, they were able to renew negotiations over payment terms and most of the contracts were re-negotiated by the end of the year with the aid of local co-operative partners, and co-operation requires stability and mutual confidence.

# Flaws in the Police Bill

THE STORM now raging over the Police and Criminal Evidence Bill has been a long time gathering. Published in November, the Bill has been in committee since January, but only this week has the Opposition firmly committed itself to the goal of repeal. At the same time, to the Government's astonishment, a coalition of bishops and lawyers has mustered sufficient support to provide a serious challenge to the Bill when it reaches the upper house after Easter.

The Bill's immediate roots are in the 1981 report of the Royal Commission on Criminal Procedure, which attempted to make sense of the morass of common and statute law governing the criminal justice system at its pre-trial stage and to so while maintaining an acceptable balance between the police's need for effective powers to investigate and the innocent individual's right to liberty and absence from intrusion.

In the event, the Government rejected, many feel regretfully, the central proposal that responsibility for prosecution should be taken out of the police's hands, as in the case in most other countries. Instead, the draft bill concentrates upon codifying police powers, most of which already exist, but in ill-defined form. It is in the first area of detailed codification that cracks have been raised highest, with opponents arguing that the Royal Commission and draft Bill, the police have been allowed too much influence. In part, this is unfair. The precise language of a Bill is bound to appear more stark and therefore potentially more threatening than the generalisations of the Commission. Indeed, some of the criticism against the Bill has been provoked mainly by the definition and description of long-existing powers of which, no doubt, most citizens were in ignorance.

The power to set up roadblocks, for example, is less a case of bringing Ulster-style policing to Britain than a statement of limits to pre-existing powers. Provisions about the length of time a suspect may be held incommunicado sound harsh (36

hours without being allowed to talk to a solicitor), but in effect replace a system in which there were no effective limits. Conversely, over clauses 9 and 10, however, is of a different order. Clause 10 permits the police, on application to a circuit judge, to demand confidential information from professionals such as doctors, lawyers, category or the Law Society, or even a different order. Clause 10 permits the police, on application to a circuit judge, to demand confidential information from professionals such as doctors, lawyers, category or the Law Society, or even a different order.

## Inexperience

In part, this can probably be put down to Chinese inexperience in foreign trade and, historically, a lack of interest in foreign attitudes. It may also stem from a less legalistic attitude to the written word than prevails in the West. One example is the way China has rewritten its state and Communist Party constitutions time and again since 1949.

But there are also deeper reasons. In 1979 and 1981, there were two economic grounds for wanting to shelve expensive schemes which devoured scarce resources. Over-ambitious planning had precipitated shortages, inflation and substantial budget deficits. This required drastic cutbacks. It was understandable in 1979 and to some extent in 1981, since China was still recovering from the prolonged middle of the Gang of Four. But by 1983, Peking should be able to avoid the swings in economic policy which can result in putting foreign companies through years of costly and eventually fruitless negotiation.

The impression remains that economic priorities, as between heavy industry, consumer goods and weaponry, are still a political football. Powerful factions within the leadership obtain resources to benefit their own interests and, if their power wanes, the resources are diverted elsewhere. On top of that, in foreign policy, some groupings appear to lean more towards the Soviet Union and others towards the West. This affects perceptions of the degree of military threat to China, and, hence, the urgency or otherwise of military modernisation.

Mme Chen Muhua, China's Minister of Foreign Economic Relations and Trade, is in Britain for a week's visit as guest of the Secretary of State for Trade. She is welcome as a sign of China's increasingly outward-looking policies and of closer trade ties between the two countries. But China will get the best business deals from co-operative partners, and co-operation requires stability and mutual confidence.

Two years later, in 1981, Peking once more unilaterally cancelled most of its contracts

STERLING slide continues." The word "crisis," much on parade in January, is clearly being kept ready for use; the printers' slugs which spell out "New time now" are already getting worn. Yet the official world seems totally calm. The Chancellor has nothing to say about exchange rate objectives in his otherwise firm rhetoric on Budget day, and only yesterday an American reporter was allowed to gain the quite misleading impression that the authorities are covertly encouraging the slide.

Meanwhile a merchant banker with good industrial contacts observes "with sterling at DM 3.50, they ought to be dancing in the streets in Birmingham."

Is this then a crisis, a welcome adjustment, simply one of those things? The question is a great deal harder to answer than it may appear. In the ideal world—the world which it was once imagined would result from the general floating of exchange rates—rates would adjust to reflect such things as relative inflation rates. The real exchange rate—the relation between what a pound will buy at home and what it will buy if converted into foreign currency—will remain pretty stable. This stability will be disturbed by structural changes, such as Britain's emergence as an oil producer, so it might be expected that the real exchange rate would have risen quite sharply.

The real world is not like that, as a glance at the chart will show. It is hard to say even whether the pound is now high or low. Against the dollar, the real exchange rate is now actually lower than it was before we became an oil producer—but then the dollar is now, by general consent, overvalued. Against the D-Mark we are a long way down from the peak, but still well up on the pre-oil norm, so that competition remains very challenging; only the red-blooded will feel like dancing in the streets.

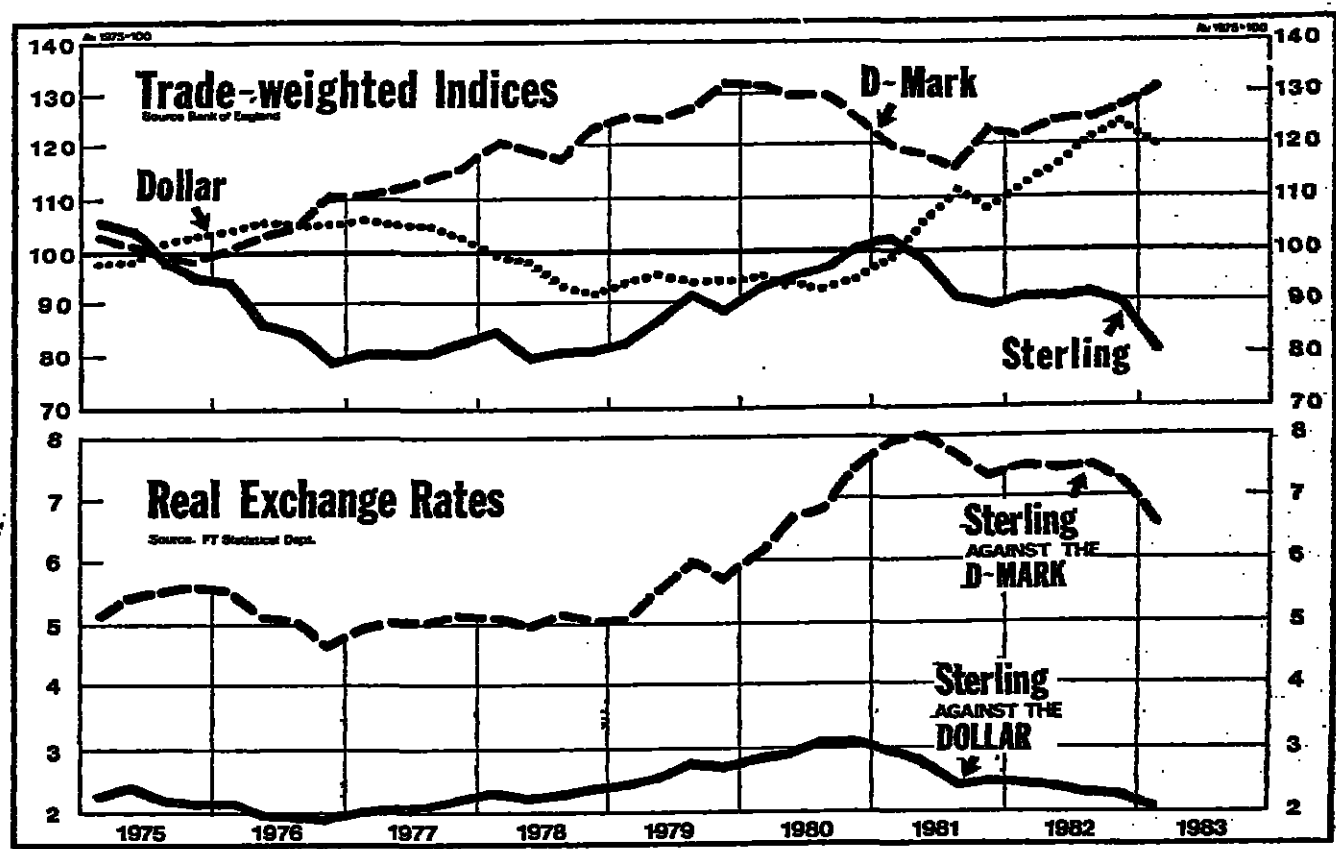
Further comparisons only make the picture more confusing. Sterling is still sharply up against the yen, yet Japan remains the most efficient and dynamic economy on earth. On the other hand, its pound is heading back towards its historic parity with the Irish punt, which is obviously crazy; Ireland is still suffering high inflation, is riddled with debt and is in the middle of what is a crisis by any standards. To measure the "height" of the exchange rate in the markets we have nowadays is like trying to measure the height of a lighthouse from a boat in the middle of a succession of tidal waves.

The lighthouse analogy will serve to illustrate another point; for if the Government chose to say anything about the exchange rate, it might justifiably argue that the impression that sterling has been simply sat waiting, or moved to potentially drier ground, or have perhaps moved positively down

# THE FALL IN STERLING

## Canute and a tidal wave

By Anthony Harris



The lower chart of exchange rates corrected for relative inflation shows that although sterling has fallen recently against the DM, it is still historically expensive in real terms. Against the dollar, however, it has fallen in real terms almost back to the levels seen in the 1976 crisis. As the upper chart shows, this is largely due to a rise of nearly 30 per cent in the dollar's trade weighted index in the last two years.

up. In the same way, a lighthouse looks shorter when the tide rises.

The justification lies in the fact that the North Sea is not actually turned sterling into a petro-currency; our net oil exports are not huge, and a good proportion of the money they earn is taken home by foreign companies operating in the North Sea. We have, however, some oil-immune in a world which is largely very vulnerable to movements in the oil price. Cheaper oil makes only a marginal difference to our own external position, but does wonders for the U.S., Germany and Japan.

In a general way, then, it can be said that the Chancellor is in much the same position as King Canute. If he sits still while a tide is flooding every other else up, he will get wet feet (indeed, since the relative fall of sterling is a stimulus to industry, even if some way short of dancing in the streets, as the tide has turned Sir Geoffrey into a wet in a more political sense). Like King Canute, to do justice to that much misunderstood sage, Sir Geoffrey knows that it is no use opposing a rising tide with edicts. All the same, we do have some freedom of movement on our stretch of foreshore, and while nothing could have prevented some relative fall in sterling, it is still legitimate to ask whether we have simply sat waiting, or moved to potentially drier ground, or have perhaps moved positively down

to meet the tide earlier, and got wetter. To judge this, it may be worth looking at a measure of monetary policy which has been largely forgotten in this country since oil carried us beyond the disciplinary powers of the International Monetary Fund—domestic credit expansion.

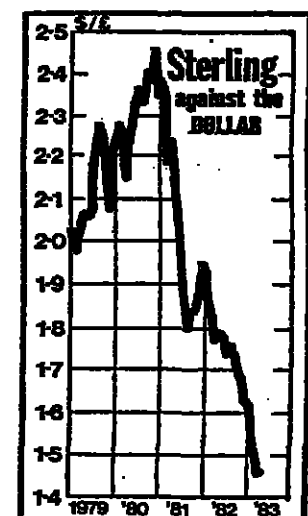
DCE, very broadly speaking, measures potential monetary growth generated at home. If the money created by bank lending (to government as well as private borrowers) is kept in the country, the broadly defined money supply, sterling M3, will rise in step with it. If financial policy is tight, one would usually expect to see

a surplus on the current account of the balance of payments, due to the restraint of domestic spending; these foreign earnings will add to the money supply, and money growth will exceed DCE.

If policy is lax, on the other hand, lending will be excessive, spending will exceed income, and some of the money created at home will leak abroad. Money growth will be less than DCE.

Our present situation, however, is more complicated. The UK has a strong current account balance of payments (or had until this year), and our home economy is depressed; this suggests that policy is very tight.

FURTHER comparisons only make the picture more confusing. . . Trying to measure the height of the exchange rate in the markets we have nowadays is like trying to measure the height of a lighthouse from a boat in the middle of a succession of tidal waves.



## Men & Matters

### Hearne's exit

There wasn't a spare seat at yesterday's press conference for Tricentral's press secretary. But reporters anxious for more details of Graham Hearne's surprise resignation on Wednesday were sorely disappointed. The former chief executive was not at the press conference, and the company's chairman, James Longcroft, refused to depart from a perfunctory prepared text on the matter.

Both men had been more expansive earlier, however. Longcroft, a tax exile living in Switzerland, said it was "absolute nonsense" to suggest the two of them had not got on.

"I didn't get in his way. It wasn't me, I can cope with any management structure. But boards of companies are funny things. My board decided it wanted a direct link with the exploration side. This meant changing the structure."

The new arrangement calls for joint managing directors, one for finance, the other for operations, each reporting to Longcroft. This obviously left little room for Hearne who was brought in as chief executive only two years ago.

A lawyer by training, Hearne was picked out by Ronald Grierson back in 1967 to join the small group which helped to set up the Industrial Reorganisation Corporation. Also in that group was Christopher Hogg, now chairman of Courtauld, where Hearne, after seven years at Roithschids, later became finance director.

Hearne says he enjoyed his brief spell at Tricentral "tremendously," but that it was important not to stay in a job where "one hasn't got the authority one needs."

He is fairly philosophical about his future. "I've been in a lot of businesses; textiles, banking, oil. The oil business is very exciting and still has a lot of potential despite the current problems."

But oil isn't the be-all and



end-all. I shall be looking to stay at the same level in business but not necessarily in oil."

### Political fare

What do politicians eat apart from their words? Or with them? Well, Margaret Thatcher, it seems, is partial to frozen orange mousse. Chancellor Sir Geoffrey Howe plumps for avocado mousse—but offers a thought from Mao Tse Tung to help it down: "Thrift should be the guiding principle of Government."

Three books (75p each and laid out on party lines) of British MPs' favourite recipes and quotations published yesterday show that Michael Foot (parsnip and orange soup) and Denis Healey (carrot and orange soup) are closer in some things than I imagined.

But Foot offers a helping of Bury with his dish, while Healey spikes his with Kierkegaard.

Tony Benn offers a pint mug of Co-op tea "on the hour or more often if necessary"—but few words of sympathy with it.

Ten per cent of the sales of each book, compiled by Sue and Nick Gregory, will go to the respective party funds. But even this has not been enough, apparently, to persuade Roy Jenkins to justify his reputation as a bon viveur.

The Liberal/SDP Alliance, in fact, seems anxious to present a proletarian image: David Steel recommends Welsh rabbit; Clement Freud, bread and butter pudding; and Tom McNally, raw tripe.

"It is better to eat tripe than talk it," he adds, in his own words.

### Rome falls

The closure of the Pantheon in Rome after a piece of ancient scaffolding fell on the head of a German tourist—only accentuates the sad state into which many of the city's ancient monuments are falling.

In a belated effort to save some of the best known from the devastating effects of 30 years of atmospheric pollution and traffic, many arches and columns are now wreathed in scaffolding or wrapped against the elements while they await repairs.

But an elaborate plan to open the Roman Forum to archaeologists and tourists, an important main road in the interests of history has been inexplicably deferred by the newly-appointed Minister of Culture Nicola Verolpe. This has deeply depressed those who hoped that the restoration of the Roman monuments was at last to get an enormous impetus (and substantial funds).

Giovanni de Gesso, superintendent of monuments, says he finds little enthusiasm in the Ministry even to start work on the Pantheon at a relatively modest cost of £130,000. As if that were not enough, Rome's Opera House was also closed earlier this week on the grounds that it is unsafe. And Pope John Paul this weekend inaugurates Holy Year, which

is expected to bring to Rome the greatest influx of visitors ever.

### Well-meant

If oil spills could be cleaned by committee, the southern Gulf states would have nothing to fear from the thousands of tonnes of heavy crude pouring from damaged wells in Iran's Nowrooz field.

The Bahrain Government has set up its own action committee; and the United Arab Emirates has done the same. Then there are ROPME, MEMAC and GAOCAO all eager to help. The first is the Kuwait-based Regional Organisation for the Protection of the Marine Environment, which is trying to get one of its members, Iraq, to agree to a ceasefire while Red Adair's company seals the leaks.

MEMAC, the Marine Emergency Mutual Aid Centre, is ROPME's Bahrain-based off-spring. While the last, the Gulf Area Oil Companies' Mutual Aid Organisation, stands ready to throw its booms and skimmers in defence of the beaches—provided it can be sure of recovering its costs.

Once Iraq has been persuaded to give up a military advantage to prevent ecological disaster, perhaps the most practical step would be to put the cleaning-up job out to tender. It seems to work with refuse collection in Britain.

### No comment

A friend walked into a Dublin newspaper's and asked for the Financial Times. "Would you be wanting yesterday's or today's?" came the reply. "Today's, of course," said my friend, somewhat puzzled. "Then it would be best to try again tomorrow," he was told.

Observer

**Our motor industry: can it get the economy back into top gear?**

On Monday May 16 at London's Grosvenor House leading speakers from Government and Industry will give their ideas and views at a conference entitled **The British Motor Industry—its Potential to Generate Industrial Recovery**, organised jointly by The Society of Motor Manufacturers and Traders and the Confederation of British Industry.

### SPEAKERS:

The Rt Hon Patrick Jenkin  
Secretary of State for Industry  
Sir Campbell Fraser President CBI  
Mr George Turnbull President SMMT  
Mr John Fleming Vauxhall Motors  
Dr Philip Harvey ICI  
Mr Harry Hooper Armstrong Equipment  
Mr Ray Horrocks BL Cars  
Mr Ian MacGregor British Steel Corporation  
Mr Garel Rhys University College Cardiff  
Mr Sam Toy Ford Motor Company

For further details, contact Liz Woolf, The Society of Motor Manufacturers and Traders, Forbes House, Hakin Street, London SW11 7DS. Telephone: 01-235 7000.



## BRITAIN'S TOURIST INDUSTRY

## Why operators are nervous

By Arthur Sandles

FOR THE past three years at least the British package tourist has been the wonder of Europe. While the West German market faltered as the nation worried about inflation and unemployment, and as the Scandinavians also grew nervous, the British bitingly scraped up their weakening tourists. Needed for foreign climes. Some 15 per cent more Britons took off for the holiday countries of Europe last year than the year before—a rise which helped to put the UK into a deep deficit on its tourism account (some £400m).

Now, however, there is talk of even the British retreating. Package tour bookings are currently well down on last year, a month ago they were showing a 17 per cent fall off.

Needless to say this news sent up alarm signals among British tourist destinations. But things may not be as bad as they seem.

The British are increasingly wary of the last minute decision. The result is that March and April, once dead months, are now peak booking periods. At the moment bookings are pouring in. Whether they will eventually reach last year's figures remains the open question and, naturally enough, the tour operators themselves are taking an optimistic view.

But if the pessimists are right—and the present flow of bookings does not continue—the implications for the hoteliers of the Mediterranean and the bar tenders of Corta will be considerable. The British, along with the Germans and Swedes, provide a massive slice of the Spanish, Greek, Yugoslav and Portuguese middle bracket tourist business. U.S. tourists, whose dollars have substantially depreciated in value in recent months, tend to provide custom at the upper end of the business, while domestic and motorised visitors (predominantly Germans) fill the one and two-star properties.

In a good year well over 3m Britons go to Spain, 1m to Italy, 400,000 to Portugal, and 260,000 to Greece. More than 500,000 Britons can be expected to invade the tiny island of Cyprus alone.

Other questions arise. How secure will the sources of supply be and will the prices remain stable? Over what period does Mr. Musgrave envisage that this trade will take place, until the oil runs

## The currency swings and roundabouts

BRITAIN'S tour operators price their packages according to the rates of exchange published in the Financial Times on uniform dates. For next winter all major operators have used March 1 information. For 1984 summer programmes, if past form is any indication, the chosen date will be early in July. The operators claim that by doing this the customer can see that

there is no hidden manipulation of surcharges.

This system produces considerable problems. Many Britons are currently on winter sun and skiing holidays which were priced on March 1982 exchange rates. Then there were 30.44 Austrian Schillings to the pound, UK winter sports enthusiasts know that the rate was 25.25 earlier this week and that they will be lucky to be getting 24 at local banks. The dollar rate was 1.82 (1.47 this week).

But it is not all one way—the wobbly peseta has further weakened from 188 a year ago to 200 this week; the Greek drachma has gone from 113 to

125.5 and the Portuguese escudo from 129.5 to 141 to the pound.

Most tour operators seem to have relied on this swings and roundabouts position for the past couple of years. The general advice they received that the sunshine currencies would be even weaker than sterling has proved accurate with what one tour operator described as the "haffing exception" of Italy (it was 2,335 lire to the pound and is now 2,129). The galus made here have to some extent counterbalanced the losses in dollars (needed for fuel).

Tour companies do, of course, buy currency forward to a considerable extent. But

you do not remove all your risk that way," says Thomson. "You still have to estimate your needs. Get it wrong and you are in trouble."

A tour company, for example, that specialised in Portugal and Austria and bought equal amounts of both currencies, then saw its Portuguese custom drop and Austrian business soar, would be stuck with sacksful of a weak currency to pay bills in a strong one.

The companies have been trying to overcome this by offering price guarantees particularly to those customers who book early—thus making prediction easier.

bookings will be greater than ever this year. The trend has been encouraged by the fact there is ample capacity in most resorts (other than prime ones in the peak of the school holidays) that early bookings can be subject to surcharges and that discounts are frequently offered as last minute inducements.

Discounting is already widespread for the current early summer season. A recent survey of the business by researchers Euromonitor suggested that 30 per cent of UK package tour sales last year were made at lower than the originally published price. This may help to explain why the UK market, like the German, has shown a decline in real value, in spite of an increase in the number of holidays sold.

Another explanation for the decline is that Britain has been adjusting its holiday plans to its pocket. Long haul business, in particular, is showing signs of decline. Last year traffic to the North America fell by 21 per cent and to other non-European destinations by 3 per cent. The increases have been to the package tour heartlands—particularly Spain and Greece.

Another winner has been France, which accounts for more than 40 per cent of Britain's independent holiday traffic (most of it by car) and 13.5 per cent of the package tour trade. The British middle classes, tempted by a still relatively weak franc, and deterred by the sheer cost of holidaymaking in the Caribbean or the Far East, have been turning their cars into the French rural areas in considerable numbers.

All in all the major tour companies seem to reckon that things are nowhere near as bad as has been suggested. Even Horizon now says that bookings have improved steadily and are now "coming in at a greater rate than at this time last year."

For some of the companies that are not in Horizon's fortunate position, however, the sluggishness of sales may prove a problem as the CAA's fitness test looms. "In the old days at this time of the year people lived off the fat of their deposits for the coming summer," says the CAA. "Those times are over."

Suggestions that in the summer of 1983 the British might actually choose to holiday at home have provoked a degree of nervousness, not least among investors who have leapt on the tourism bandwagon via such quoted companies as Horizon, Saga and Intasun.

If UK tourist traffic to foreign parts did decline this year it would simply be following the example of others. In 1981 and 1982 there was a considerable real decline in German foreign holiday bookings.

Professor Georg Biele, of the West German Heilbronn Technical College, recently told the ITB conference in Berlin (the world's largest tourism gathering) that the German tour industry has had a "rude awakening" from its "far too optimistic assessments of growth."

"Many tour operators went bankrupt. In order to introduce economies, numerous tour operators were forced to reduce the scope of their programmes considerably. Consequent independent travel agents became the victims of this unexpected downturn. In the first half of 1982 the Federal Statistics Office recorded 42 bankruptcies in the travel agency sector."

But in Britain, too, there are signs of the same. In the last two months of this year five UK air tour operators suffered the indignity of having their licences suspended by the Civil Aviation Authority. One, Buddies, was rescued from the brink of disaster, being taken over by

Pontins, the Bass subsidiary. At the moment, the Civil Aviation Authority is doing its half-yearly screening of tour companies. Some 320 groups are involved at the moment and, of these, it looks as if at least between 20 and 30 are going to end up in the inquisitorial chair as a result of doubts over their fortunes. Most will be asked to put up more capital to be better able to survive what could be a tricky year. Some will not be able to find the extra cash.

The CAA's recent being criticised on one side by the media for being too lax (was it slow in pulling the rug from Lakert?) and on the other from smaller operators for being over-zealous. The small companies complain that the constant pressure for more capital only helps the big boys with huge parent companies.

According to the CAA too many tour operators are over-optimistic about the future and make over-large commitments. "Optimism is all right, but it has to be backed by the right financial resources. We get a lot of stick but people forget that our main work is the monitoring of companies. This is the one time they have to sit down and look at their figures properly. We are able to point out to them that they need more

money."

Nervousness about lesser known companies is beginning to show. Some 18 companies control 70 per cent of Britain's package holiday business and the top six—Thomson, Intasun, Horizon, British Airways (mainly Sovereign and Enterprise), Cosmos and OSL/Wings—probably account for half the market of between 5.5m and 6m air charter package tours. This leaves thin pickings for others.

Market research suggests that this year has seen a further tendency for customers to deal with these bigger companies. Thomson, which carried out a big price cutting publicity campaign immediately before Christmas, appears to be coming out particularly well.

All these big companies, and for that matter almost every one else in the business, are suggesting that it is far too early to start crying wolf over a decline this year. Horizon's chairman, Mr Bruce Tanner, points out that while sales were down 30 per cent in December the current figure is rather better—around 10 per cent.

He suggests that business may turn out about the same as last year, or even up "three or four per cent." Mr Roger Hooper, managing director of Thomson Holidays, is even more optimistic, suggesting that business could be up by as much as 10 per cent.

All these forecasts suggest that the trend towards late



THE Civil Aviation Authority issues the licences which all UK tour operators need to sell air package tours. Some 320 licences are due for renewal by March 31. Any application which seems to need further questioning is referred by CAA officials to board member Mr Brian Smith (right). The full CAA board looks to him for a final recommendation on whether or not the licence should be continued. Such are the pressures on the CAA that Mr Smith is holding "two or three meetings a day" with tour operators hopefuls who still have questions to answer before 1.30 next Thursday, when the final case falls.

## Lombard

## Another crisis scenario

By Nicholas Colchester

SUFFICIENT SCORN has already been heaped upon the buzzwords and jargon of the times, the "meaningful, relevant and ongoing situations" or those "compatible interfaces." They are a form of verbal padding. They add weight and mystery to what might sound deceptively simple when spelt out in English. Yet there are other words which are annoying in a different way: in themselves these words are fine, but they are used to such excess that they come to represent delusion and hazy logic.

Crisis is an example. It has been used and used in recent years to the point of total debasement. The true crisis is the moment in a disease that is decisive of recovery or death. Yet today it is used to mean the disease itself. We have, in the first words of the first Brandt Report, a crisis of international relations and the world economy. We have a debt crisis and an energy crisis and a transatlantic partnership. The second Brandt Report is called Common Crisis and this sounds about right, and tells us nothing.

## Model

The result of this plethora of crises is that a crisis mentality is fostered. This is not a state of alert but a dull and nagging feeling that the odds are heavily stacked against all enterprise. Those who bandy the word "crisis" about presumably hope for the opposite effect—they want to prick us out of our complacency and into corrective action. They would do better to find exact words to describe the malady: the article on the forthcoming economic summit by Robert Horvath in this paper on Wednesday was a model of this approach. After diagnosis and prescription the crisis, when it comes, will be more likely to mark a change for the better.

Scenario is another modern impostor. Last week the senior economist of a big French bank told an audience of London bankers that he saw four scenarios for the world economy—steady growth, intermittent growth, stagnation and depression. He ventured that the middle two were more

likely than the first and last. This took him an hour and seemed nice work if you could get it.

Scenario and her twin sister PROBABILITY have taken all of the pain and much of the usefulness out of economic forecasting. Like the floating rate loan they are an elegant device to shift the risk onto the customer. And as with floating rate loans scenarios are starting to undermine the worth of those who advance them.

Uncertainty, like crisis, is a word so frequently used at the moment that it starts to subvert people's ideas of normality. The markets, we are constantly told, hate uncertainty. The world economy is beset by an unusual degree of uncertainty. Yet in fifteen years writing for this newspaper I can never remember a time of certainty: everybody seemed worried most of the time. One can, in retrospect, maintain that things were once more certain—but the point is that no one realised it at the time. Uncertainty is the reverse side of opportunity, just as risk is of profit, and we only demoralise ourselves if we convince ourselves otherwise.

Finally, liquidity. In a world of international money and banking, where only a faded remnant of sovereignty attaches to any national currency, liquidity is a word whose use has left even the addenda of the Oxford English Dictionary far behind. It is a most useful abstract noun meaning the ease with which assets can be turned into cash, and, also, increasingly, the freedom and confidence with which deposits move about the banking system.

## Godsend

But beyond these meanings liquidity becomes a godsend to the Imprecise. What do people mean when they say that "markets are awash with liquidity," while interest rates are at record low levels? Or when they argue a need for "greater global liquidity through a new issue of special drawing rights." Liquidity can become a mystical euphemism for money for loans, for aid and ultimately for the free lunch. When people start talking liquidity, you start looking at them over your spectacles.

## Letters to the Editor

## The market in coal, the price of oil and the EEC

From Mr D. Rollo

Sir,—Mr Musgrave (March 21) supports the idea of importing coal, but ignores the fact that the UK has to pay its way internationally. With the run down of industry and even allowing for the benefits from our Scottish oil, it is doubtful if coal can be added to the UK's already over-large international shopping list.

Other questions arise. How secure will the sources of supply be and will the prices remain stable? Over what period does Mr Musgrave envisage that this trade will take place, until the oil runs

out perhaps? To what depths will the value of the pound descend, particularly if the oil states demand a refund of the money loaned to the banks which was then loaned to them? Will Poland, Mexico and Brazil—not to mention the Argentine.

In fact, of course, UK oil is cheap by the international energy standard of the price of oil. With oil around \$30 a barrel, coal at £80 per tonne would be competitive taking account of their relative calorific values when used for electrical power generation.

"Hold the country to ransom." Nonsense. Certainly

in Scotland at least we have enough in the way of nuclear power and unused oil-fired stations—at Inverkip and Peterhead—to generate all the electricity required.

The solution for the coal industry is for the UK to insist that the EEC operates a common market in coal in the same way as it operates one in agriculture. We would then see coal being subsidised for export to countries outside the EEC to the benefit of the UK and Germany and to the chagrin of the other members.

David Rollo, 25 Beaufort Drive, Kirkintilloch, Glasgow.

## Patterns in carpet buying

From the Managing Director, Home and Law Magazines

Sir,—May I add my comments to David Buck's reaction (March 21) to Anthony Moreton's article "Cheaper home loans lead to some signs of an upturn." Mr Moreton is correct, an increase in homebuying does bear some relationship to carpet sales.

Homebuyers represent just 5 per cent of all households, but homebuyers account for purchases of goods and services way beyond their market size. Recent homebuyers are four times more likely to purchase carpets than the average adult in the UK, and their purchases during the first year of occupation represent 19.2 per cent of all carpet sales in the UK. Purchasers of Carpets £300+; Per cent of all adults purchasing in past 12 months—4.9; Per cent of recent homebuyers purchasing in past 12 months—15.6; Index of purchases—398. Source: Target Group Index 1982.

I feel sure that the UK manufacturers of carpets welcome the current upturn in homebuying. Philip Davies, 2-16 Goudge Street, W1.

## Catering on HMS Belfast

From Mr J. Robbins

Sir,—Whatever Mr Egon Ronay and his inspectors have to say (March 21), rightly or wrongly, about the quality of the snack bar for tourists on board HMS Belfast, I believe they do a grave injustice by omitting to state that there is another and quite separate operation by different caterers on the ship.

For the record, the firm of Ring and Brymer is responsible for catering for the private functions on HMS Belfast. It has established in the City—over three centuries—a fine reputation in catering for such prestigious occasions as the Lord Mayor's Banquet, State Banquets at Guildhall and Livery Halls as well as government functions. Many monarchs have been numbered among customers who have enjoyed the company's services.

The publicity following the publication of the report on refreshment facilities for tourists has unfortunately resulted in cancellation of five functions on HMS Belfast. It is regrettable that this confusion has arisen.

Charles Ronald, L'Annunciade, Avenue L'Annunciade, MC Monte-Carlo.

## Trouble at Lloyd's

From Mr C. Ronald

Sir,—Yet another potential source of discontent is rearing its head at the troubled Lloyd's insurance market.

The Fisher report, followed by the extraordinary general meeting of Lloyd's members brought about the appointment of eight non-working names to the new 27-strong ruling council. The election procedure for the 63 candidates was lengthy and thorough, making crystal clear to each and every one that although the duties would be considerable and time-consuming they carried no remuneration.

It is reported now (March 22) that certain of these eight honorary elected "names" wish to accept paid consultancy appointments with Lloyd's firms. They even suggest that if such be earnings are not permitted they should be remunerated by Lloyd's itself at a figure of between £5,000 and £10,000 per annum.

The whole purpose of electing eight non-working "names" to the council was to represent the interests of the other 16,000 "names." The purpose was not and must not be allowed to become a self-enrichment centre with conflicting interests arising at every council meeting.

Charles Ronald, L'Annunciade, Avenue L'Annunciade, MC Monte-Carlo.

## An equitable society

From Mrs M. Boughton

Sir,—What a boomerang Mr Penwill sets in motion ("Where do riches begin?" March 21). If ever there was a Government in power which has lived in the pockets of its most influential supporters it is this one. The richer end of the income spectrum has been consistently favoured (in 1979 to an outrageous extent).

The opposite bias of a Labour Government is never able to redistribute the cake to bring equivalent improvements to the poor simply because there are so many of them. It is misguided to doubt the sincerity of those who are better off and would prefer to live in a more equitable society, however it affected their own pockets.

(Mrs) M. B. Boughton, 44 Plantation Road, Oxford.

## Interpreting the Truck Acts

From Mr S. Magnus

Sir,—May I express my thanks to Mr D. M. Reid for his letter (March 19) drawing attention to my judgment in *Brooker v Charrington Fuel Oils*. I had no idea that it had been reported.

May 1, at the same time, in the interests of accuracy, make an observation or two. First, I ceased to be entitled to be addressed as "Mr. Justice Magnus" when I retired from the Zambesi Bench as a Justice of Appeal in 1971. When I delivered the *Brooker* judgment, I was sitting as a deputy circuit judge.

The second point is to underline what Mr Reid made clear, namely, that my remarks as cited by him were obiter, as

I had already decided that Mr Brooker was not a "workman" within the meaning of the Truck Acts.

Nevertheless, I still stand by what I then said, and believe that it was an accurate statement of the law.

Samuel W. Magnus, Foreign Compensation Commission, Alexandra House, Kingsway, WC2.

## Universally cashless

From the Director General, Engineering Employers' Federation

Sir,—Your editorial support (March 15) for the principle of cashless pay is welcome. The advantages in terms of economy, security and the even-handed treatment of all employees are widely acknowledged.

Unfortunately there is some confusion about what repeal of the Truck Acts would mean. It would not of itself compel companies to change their methods of payment, nor would it compel employees to accept an unwanted change. It would, however, facilitate progress by removing a major obstacle, leaving the precise method by which so-called manual workers are paid to be decided between them and their employer—as it is for the rest of the workforce.

The federation pointed out in its representations to the Central Policy Review Staff that the Government should set an example in its role as an employer by developing non-cash pay for all civil servants and public sector employees. Such progress is being achieved in the case of non-industrial civil servants without resort to steamroller tactics.

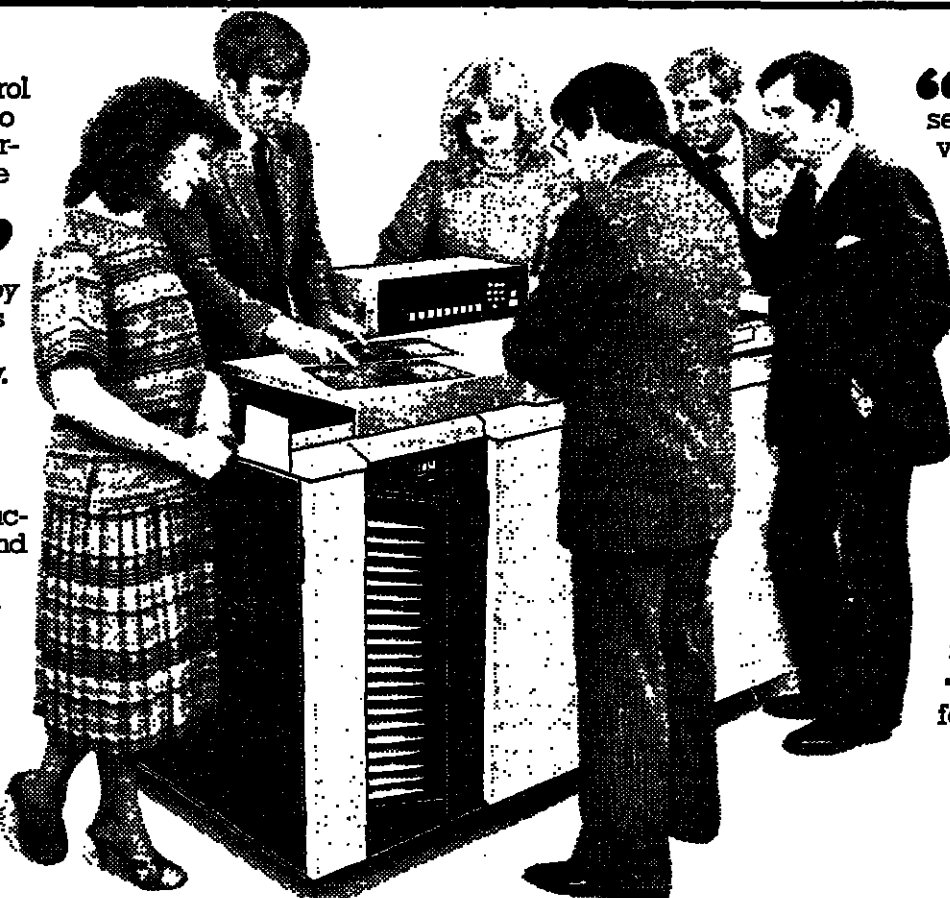
As the Government and the engineering industry both acknowledge, there is no place in today's world for archaic

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# FINANCIAL TIMES

## THE LEX COLUMN

# A collect call to Hong Kong

## Brazil pins debt hopes on \$6bn surplus

EUROPE		
nzere (Sw) .....	25- 75 cm	New snow above 2000m
rans (Sw) .....	15- 80 cm	Warm patches on lower slopes
rindeväld (Sw) .....	5- 10 cm	Good snow on upper slopes
ola (Fr) .....	130-180 cm	Recent snow storms
urpen (Fr) .....	40-180 cm	Good snow on north facing slopes
la Plagne (Fr) .....	135-150 cm	Pistes still remarkably good
t. Anton (Aus) .....	30-280 cm	Good skiing above 2000m
auze d'Oulx (It) .....	2-100 cm	Fair skiing above 2000m
ignes (Fr) .....	110-203 cm	Still good skiing
European reports from Ski Club of Great Britain representatives.		
THE U.S.		
nter (Col) .....	13- 62 ins	Packed powder. Some new snow
unter (NY) .....	12- 72 ins	31 trails, 13 lifts open
quaw Val (Cal) .....	84-228 ins	Powder/packed. New snow.
ow (Vt) .....	0- 40 ins	Loose and frozen granular
figures indicate snow depths at top and bottom stations.		

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SECTION II - INTERNATIONAL COMPANIES  
**FINANCIAL TIMES**  
Friday March 25 1983

**Bankers to business worldwide**  
U.K. 01-626 5678

# Philips and Thomson to talk on joint venture

By Walter Ellis in Amsterdam

PHILIPS, the Dutch electronics giant, expects to open negotiations as soon as possible this year with Thomson-Brandt of France with a view to the joint production of home electronics.

Dr. Wisse Dekker, Philips chairman, said that the emphasis would be on his company's V2000 video cassette recorder, its compact disc sound reproduction system and digital television.

"It is not a case of a merger or a joint venture," said Dr. Dekker. "Nor would it concern basic pre-competition technology, such as we are to have with Siemens. Any deal with Thomson-Brandt would be more practical, aiming at short-term results."

Philips does not at present co-operate with Thomson-Brandt in any sphere. Only this month it effectively prevented Thomson from acquiring a majority stake in Grundig of West Germany. Philips has owned 24.5 per cent of Grundig since 1977 and, by refusing to sell its shares, undermined Thomson's bid for control.

The West German Federal Cartel Office (BKA) did not consider it proper that Grundig should form part of what would have become a near monopoly of the European electronics industry.

Notwithstanding this recent rivalry (for Philips, too, has eyes on Grundig), Dr. Dekker believes that the time is ripe to give practical expression to his belief in European industrial cooperation.

He will, of course, be aware that if Philips' V2000 system does not win widespread acceptance in Europe it cannot hope to compete with the Japanese, and the one way for production to be as broad-based as possible.

Philips and Grundig are currently the only V2000 manufacturers, and a deal with Thomson would possibly add a vital third arm. The fact that Thomson is a French, state-owned corporation and that France has been making it difficult for the Japanese to export video recorders could only add to its attraction.

Specifically, what Philips wants is likely involvement through a brand-new stake in West Germany's Telefunken group, in video recorder assembly in West Berlin. Telefunken is co-operating in Berlin with the Japanese JVC Company, whose VHS home video system is

# Thomson brings forward VTR plans

By David Marsh in Paris

THOMSON-BRANDT, the nationalised French electronics group, plans to start production of video tape recorders, using Japanese technology, around two years earlier than originally expected, according to industry officials in Paris.

Although details have still not been decided Thomson appears likely to convert facilities in its European production network to manufacture the equipment by around the beginning of next year.

This compares with the original goal set by M. Jean-Pierre Chevènement, the former Research and Industry Minister who has just left the Government, to set up a new plant to make around 1m VTRs a year by 1985.

Thomson's new plans centre on the use of the VHS standard developed by the Japanese electronics company JVC, from which the French group purchases VTRs for sale on the domestic market.

In the wake of the aborted takeover bid for Grundig of West Germany, owned 24.5 per cent by Philips of the Netherlands, plans to collaborate on the Philips/Grundig V 2000 standard have been abandoned.

Thomson is holding talks with Philips, along with other international electronics groups including the Japanese, about possible cooperation on the planned 8mm standard video equipment, including VTRs and cameras.

But the French group maintains that no accord of any sort has been reached with Philips on the "new generation" 8mm standard.

Thomson believes that Philips, by advancing again ideas about European cooperation on the new standard, is trying to compensate for the widespread impression that it sabotaged the proposed pan-European Thomson-Grundig link-up by refusing to withdraw from the German group.

# Occidental sells large part of Cities Service

By William Hall in New York

OCCIDENTAL PETROLEUM, the large Los Angeles-based oil company, is selling the refining, marketing and transportation operations of its Cities Service subsidiary to Southland Corporation, the biggest convenience store operator in the U.S., in a deal totalling \$920m.

Southland, which already sells petrol in 40 per cent of its 7,300 stores, will issue 9.3m shares to Occidental, which will give the oil company a 20 per cent stake in Southland. On Wednesday night, Southland shares stood at \$27.52, which values Occidental's stake at \$257m.

In addition, Southland will purchase certain refined products and miscellaneous stocks for its own account, which are estimated to cost \$310m.

Meanwhile, Occidental, which paid \$4bn for Cities Service in 1982, will sell for its own account further inventories with an estimated market value of \$300m. Occidental intends to retain the natural gas liquids business and the related Dixie pipeline and about 4,000 acres.

As part of the deal, Southland will acquire the retail service station operation of Cities Service, which has 961 outlets, of which 350 are Southlands Quik Mart stores.

Mr John Thompson, Southlands chairman, said yesterday that the acquisition was a natural one for his company. Last year, it became the biggest independent gasoline retailer in the U.S., selling 1.2bn gallons.

# AMC puts military offshoot up for sale

By Our New York Staff

AMERICAN MOTORS, the smallest of the U.S. car makers and 46 per cent owned by Renault of France, is planning to sell AM General Corporation, the world's leading producer of military vehicles, to raise cash for product development.

The company disclosed that the unit, which has an order backlog of \$1bn, was up for sale in a registration statement filed with the Securities and Exchange Commission covering its proposed sales of 5m common shares.

It also told the SEC that it foresaw a need for \$1.6bn from 1984 until 1987 to meet its financial requirements. Of this total, it expected to raise \$1.1bn internally, and \$500m from Renault, banks, foreign export financing and from the sale of AM General.

The company warned that failure to obtain any part of the financing from external sources would hit its new product programme, and this in turn would have an adverse impact on the company.

American Motors said it was putting AM General up for sale because it had concluded that it was in the company's best interest to concentrate its management effort and capital resources on its general automotive business.

The sale would be dependent on an acceptable price and an acceptable buyer. It would also be subject to U.S. Government recognition because of AM General's substantial government contracts.

AM General is the only profitable part of American Motors, contributing pre-tax earnings of \$78.7m in 1982.

Last year, American Motors made a net loss of \$153.7m and is forecasting a "substantial operating loss in the current year."

# AT&T discussions progress

By Our Amsterdam Correspondent

TALKS BETWEEN Philips, the Dutch electronics group, and American Telephone and Telegraph (AT&T) of the U.S. over the planned formation of a joint venture in the field of digital switching systems, are said by Philips to be continuing "in a positive manner."

The talks began in January and there has been speculation that they have not proceeded as smoothly as was hoped.

Mr Geert Jeelef, a member of the Philips board and head of its telecommunications division, said this week during the presentation of the group's 1982 annual report, that the deal still hoped to make an announcement soon on the shape of the new venture.

Mr Jeelef was more cautious about the order from Saudi Arabia for the provision of telephone equipment, placed provisionally with a joint venture linking Philips and Ericsson of Sweden.

The order would be a follow-up to a world record F1 120m (\$4.4bn) contract for the supply of 100,000 telephone networks, secured by Philips and Ericsson in 1977.

Mr Jeelef confirmed that an agreement in principle had been reached on the follow-up, but he warned that even the Saudis had cash problems and were not yet able to give their final approval.

The annual report looks ahead to a volume growth in sales this year greater than the 4 per cent recorded for 1982. "However, it is again quite clear that this growth will be comparatively less than the increase in productivity essential for an improvement in profits."

Philips says that because its structural reorganisation plans are still only two thirds completed, the number of employees must be further reduced this year.

On January 1 last year, Philips employed 347,400 workers in 84 countries. By December 31 this had been cut to 335,200. The restructuring had cost Philips F1 10bn worldwide so far, which is more than expected.

This year, Philips expects to make substantial further investments in the products and product processes fields to add to the F1 2.4bn invested in 1982.

# CNR in talks over Cast

By Andrew Fisher, Shipping Correspondent in London

CANADIAN National Railways, owner of 18 per cent of the Cast container operation which was rescued from near collapse last year, is close to agreement with both Cast and the small breakaway Sofati line over rationalisation of the excess capacity on North Atlantic shipping routes.

An announcement of the outcome, which could lead to full or partial changes of ownership of both lines, is expected in the next few days.

Mr Frank Narby, head of Cast and normally based in Switzerland, was believed to be in Canada for talks yesterday, though his Fribois office declined to say where he was or to comment on the talks.

Nor was any comment forthcoming from Sofati, formed last autumn by former Cast employees and 75 per cent owned by Mr Michel Gaucher, a 39-year old French-Canadian businessman with an engineering and legal background.

Shipping executives in the UK and Canada believe the CNR, keen to bring more order into the depressed Atlantic market, could acquire Sofati and maybe tighten its grip on Cast's operations. Mr Narby owns 81 per cent of the shares in parent Eurocanadian Shipholdings, based in Bermuda.

CNR was heavily involved in last April's \$200m rescue package for Cast, which had expanded heavily in new ships as the shipping slump began to bite.

# Syncor stake for French agency

By Our New York Staff

OFFICE des Rayonnements Ionisants (ORIS), the health care division of the French Atomic Energy Commission, is paying \$24.2m for a 30 per cent stake in Syncor International Corporation, a small Californian company which distributes advanced medical products.

The move marks the first step by the French agency into the fast growing U.S. biotechnology market. Syncor will be granted exclusive distribution rights to some 200 of the French agency's biomedical and industrial products. Oris will gain access to the U.S. market through Syncor's network of 31 nuclear pharmacies which serve over 1500 hospitals and clinics in the U.S.

Oris will purchase 2,475,346 new shares in Syncor and additional 500,000 shares from other shareholders at a price of \$8.15 per share. Syncor will receive \$20m which it will use to help introduce Oris's products to the U.S. market and to expand its direct sales force.

Mr Mark T. Heber, President of Syncor, says that "the new products, financial strength and additional human and technical resources provided by this agreement give Syncor the opportunity to become a major factor in the biotechnology industry."

Oris is a French leader and significant world supplier in the fields of radiopharmaceuticals, radiotherapy and other applications of radiation technology.

Oris employs 800 staff including 150 scientists and manufactures in-vitro test kits, in-vivo diagnostic agents and precision radioactive calibration devices used in industry.

# Saba group sees fourfold earnings rise

By David Brown in Stockholm

J. S. SABA, the Swedish retail and wholesale trading group, has 1982 earnings more than fourfold to SKr 121m (\$18m) from SKr 28m the previous year.

Extraordinary items of SKr 102m from property sales and restructuring brought profits to SKr 223m before allocations and taxes, against SKr 352m.

Total sales grew 11 per cent from SKr 15.5bn to SKr 17.3bn. The bulk of group earnings are customarily generated in the final four months of the year. The group posted losses of SKr 47m at the eight month stage on sales of SKr 8.5bn.

Saba's retail stores showed pre-tax earnings of SKr 11m, against losses of SKr 70m the previous period. Year-end retail sales grew 12 per cent to SKr 10.4bn, and volume growth at 1.5 per cent outpaced the national average of 0.8 per cent.

Again, the bulk of group earnings was generated by the wholesale units, Degnag and Saba Trading.

The result was attributed mainly to restructuring and productivity improvements in the retail units. The company sold both real estate and its majority interest in the NK retail unit, retaining a 45 per cent share. Net financial charges were down from SKr 282m to SKr 222m.

The board recommends a dividend of SKr 7, plus a 1 krona bonus, on each common stock, against SKr 6 the previous year. The dividend on preferred shares was stable at SKr 3.50. The group is to make a bonus issue of one new common stock for every old.

The 1982 report states the current year outlook is problematic, with a decline expected in retail volume.

# Strong new order inflow at Linde

By John Davies in Frankfurt

LINDE, the West German process plant and engineering group, has recorded a strong inflow of new orders despite general economic recession.

New orders booked last year increased 18.3 per cent to DM 2.57bn (\$1.66bn) boosted in particular by big natural gas and petrochemical projects gained from Norway and the Soviet Union.

The inflow has been even greater in the first two months of this year, up 45 per cent to DM 520m.

Although the order book at the end of December was slightly slimmer than a year earlier, it had picked up to DM 2.8bn at the end of last month, 12 per cent greater than a year ago.

Linde's sales revenue rose 1.1 per cent last year to DM 2.51bn, with the export contribution surging from 33 per cent to 43 per cent.

Operating profits were 19 per cent higher, while pre-tax profits, affected notably by higher pension provisions, were 5 per cent up at DM 127.5m. A dividend of 18 per cent is proposed for the fourth year in succession.

Including foreign subsidiaries, world sales revenue edged down to DM 3.05bn, although the company said that half of this decline resulted from currency factors which restrained the D-Mark value of foreign earnings.

Linde continued to suffer a loss at Baker Material Handling Corporation, the U.S. fork lift truck manufacturer.

Dr Hans Meinhardt, Linde's chief executive, declined to disclose Baker's loss, but said that sales revenue slipped about 20 to 25 per cent to \$36m in the severely depressed U.S. market.

He said Baker had introduced new products and was poised to take advantage of an upturn in market conditions. Linde also incurred a loss at its Matre-Werke machine tool subsidiary.

# Solid growth shown by Bahrain bank

By Mary Frings in Bahrain

TRANS-ARABIAN Investment Bank (TAIB) a Bahrain-based private institution established in 1979 by Saudi businessmen, has announced a 73 per cent improvement in profits for 1982, and a phased capital increase to \$100m, starting in June this year.

Profits of \$5.6m represented a return on average equity of 16.3 per cent. Net interest income was almost doubled, syndications and guarantee fees were up 64 per cent, and foreign exchange income was up 48 per cent. Three-quarters of its \$53.5m advances were in Saudi Arabia, with the balance diversified internationally in short-term trade transactions.

Exposure to Mexico and Brazil amounted to \$3m or 5 per cent of equity, plus \$4m of Mexican short-term risk participations.

TAIB's annual report notes that total assets net of contingencies were only 3.5 times the capital funds, reflecting the bank's policy of maintaining a strong capital base.

A capital increase in June 1982, subscribed in part by seven new Saudi shareholders, increased paid-up capital from \$31m to \$50m.

Meanwhile, profits at Al Bahrain Arab African Bank (ALBAAB) also increased in 1982 by 64 per cent to \$18.2m. The locally-incorporated Bahrain offshore banking unit's (OBU) return on average assets improved from 1.32 per cent to 1.51 per cent.

The balance sheet shows total assets (excluding contra items) of \$13.9m, up 22 per cent.

# IRI banks lift full-time earnings

By John Phillips in Rome

CREDITO Italiano and Banco di Roma, Italy's third and fourth largest commercial banks, which are controlled by the state conglomerate, IRI, yesterday both reported earnings for last year at virtually the same level as in 1981.

Net profits at Credito Italiano climbed to L42bn (\$29m) in 1982 from 37.5bn in 1981. Banco di Roma fell slightly to 29.3bn from L31.5bn in 1981.

Credito Italiano proposed a dividend of L85 for shareholders and Banco di Roma a dividend equivalent to 14 per cent.

The relatively healthy results - profits doubled in 1981 - suggest that whatever the pressure on bank deposits in real terms last year, with customers expected to shift money to higher yielding treasury bills, it has probably been offset by the wide spreads operated between rates charged to borrowers and those paid to depositors.

# Sparkle returns to Perrier group

By Paul Betts in Paris

THE SPARKLE has returned to the earnings of Source Perrier, the leading French mineral water group, whose consolidated earnings rose by 39 per cent in the latest financial year ended September 30, 1982 to FFy 118.5m (\$16.4m) from FFy 85.4m the previous year.

Mr Gustave Leven, the company president, said the strong earnings increase after three years of relatively flat profits reflected for the first time the benefits of the group's recently completed investment programme.

This programme involving about FFy 600m over a four-year period had been largely financed by external borrowing which in turn acted as a drag on past profits.

Mr Leven also reported that the Source Perrier holding company had a 54 per cent increase in profits to FFy 92.3m in the latest year, compared with FFy 60m the previous year.

He also ventured a bullish forecast for the current year, saying he expected the company to earn between FFy 24 to FFy 28 per share in 1983, against FFy 16.60 per share in the latest financial year.

Perrier, which does not disclose sales figures on competitive grounds, said the latest rise in earnings also reflected stronger sales.

The company, which is just beginning to penetrate the Japanese market and has reached an agreement with the large Japanese distribution group Suntory, said exports accounted for more than 41 per cent of all shipments last year.

Perrier said it was continuing to enjoy success in the U.S. where sales continued to advance and now accounted for 85 to 90 per cent of the entire market.

The French group owns Poland Spring on the U.S. East Coast, Calistoga on the West Coast, and Oasis and Puro in Texas. These subsidiaries saw their sales advance by 30 per cent last year.

Mr Leven also said the company planned to make substantial efforts to turn the Caves de Roquefort company, of which it holds the majority interest, into a leader in the French cheese industry.

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### Condensed Statement of Condition

Dollars in millions

	1982	At December 31 1981
<b>Assets</b>		
Cash and due from banks	\$ 1,356	\$ 1,433
Interest-bearing deposits	7,924	8,408
Investment securities (market value: \$5,707 in 1982 and \$4,094 in 1981)	5,725	4,788
Net loans and lease financing	30,349	28,434
Customers' acceptance liability	3,898	3,079
Other assets	1,326	3,969
<b>Total assets</b>	<b>56,778</b>	<b>53,111</b>
<b>Liabilities</b>		
Total deposits	39,808	37,689
Federal funds purchased and securities sold under agreements to repurchase	6,270	5,206
Other liabilities for borrowed money	1,823	3,032
Liability on acceptances	3,902	3,079
Long-term debt	407	189
Other liabilities	2,114	1,662
<b>Stockholder's equity</b>		
Total stockholder's equity	2,454	2,254
<b>Total liabilities and stockholder's equity</b>	<b>56,778</b>	<b>53,111</b>

### Selected Income Data

Dollars in millions

	Twelve months ended December 31	1981
Net interest earnings	\$ 946	\$ 726
Income before investment securities transactions	413	357
Net income	362	321

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## INTL. COMPANIES &amp; FINANCE

## Higher depreciation lowers profits at Kirin Brewery

BY YOKO SHIBATA IN TOKYO

KIRIN BREWERY, Japan's largest beer producer, with more than 60 per cent of the domestic market, reported a slight setback in its consolidated net profits, down by 6.8 per cent to ¥18.8bn (US\$79m) in the year ended January 31. Higher depreciation charges and higher research and development expenditures are given as the reason for the fall.

Unconsolidated full-year pre-tax profits were almost unchanged, up by 0.5 per cent to ¥1.042bn on sales of ¥1.042bn, which were 5.8 per cent higher. Profits per share were ¥21.94, compared with ¥25.24 previously.

Beer sales rose 2 per cent

by volume, thanks to a sales recovery during the warm autumn and mild winter and to strong sales of the newly introduced mini-aluminium barrel draught beers (2 to 3 litre). Beer sales, by value, rose by 8.3 per cent to ¥470bn. However, sales of other refreshments and foods were down by 0.3 and 0.5 per cent respectively.

Significantly, the company became the first food manufacturer to join the group of companies with annual sales over the ¥1,000bn level.

The setback in net profits were partially attributed to the new pension funds which the company put aside in the

special loss account.

In the current fiscal year, to January 1984, beer sales are expected to grow 3 per cent in volume, aided by the introduction of canned "draught beer" and a sales boost for the mini-barrels.

Sales by value are expected to reach ¥73bn, up 3.2 per cent. Owing to higher costs, operating profits are expected to drop by 0.5 per cent to ¥45bn.

Because of higher depreciation charges resulting from the completion of new Sendai plant this April, the group's full-year net profits are expected to drop by 4 per cent to ¥18bn, but the company expects to pay its annual dividend at ¥7.50

## Bank Al Jazira lifts earnings by 28%

By Our Riyadh Correspondent

BANK AL JAZIRA reports net earnings of SR 110m (\$32m) for 1982, which translates into SR 7m profit remittance for its parent bank, the National Bank of Pakistan.

The Jeddah-based bank, which was the first in 1976 to accept "Saudiisation," increased its assets by 37 per cent in 1982 to SR 4.4bn and its earnings by 28 per cent to SR 110m, or SR 110 a share.

The results for the year, which is likely to be the last of the boom years for the Saudi banks, gave the Pakistani-managed bank a return on end-of-year assets of 2.5 per cent. This compares with 3.2 per cent and 4.1 per cent for Saudi Arabia's two "go-go" banks, Saudi American and Arab National, both of which have already reported 1982 results.

Al Jazira's deposits rose 41 per cent to SR 4bn, while loans and advances rose by a third to SR 1.7bn. Deposits with banks abroad, primarily interbank placements, jumped 69 per cent to SR 2.2bn, meaning exactly half its assets are offshore.

The bank's capital base, defined as paid-in capital plus reserves, was boosted by 16 per cent to SR 253m when a quarter of the year's net was transferred to statutory reserves.

## Ceiling exceeded

The capital base is a key barometer of a Saudi bank's health because the Saudi Arabian Monetary Agency ties most of its regulations to capital. For instance, in Al Jazira's case, the enlarged capital base means a higher legal lending limit to a single client of SR 63.5m and a new deposit ceiling of SR 3.8bn.

Al Jazira has been battling with a low capitalisation for the past few years, and its deposits have again exceeded the ceiling. Article Six of the Banking Control Law requires that half the deposits in excess of the ceiling be placed with the Saudi Arabian Monetary Agency as interest-free penalty reserves.

Management set aside SR 20m as the tax obligations of its foreign parent, which must pay a 45 per cent corporate income tax since its five-year tax holiday expired in 1981. But its 1982 tax payment has been indefinitely postponed until a Ministry of Finance Committee completes its review of a tax formula. A letter was issued to that effect earlier this week.

## Strong gain for Singapore steel group

By George Lee in Singapore

NATIONAL IRON and Steel Mills, the leading Singapore steel mill, is making a one-for-two scrip issue in order to raise its issued capital to S\$30.5m (US\$40.5m). At the same time the company is maintaining the total dividend at 25 per cent for 1982 on existing capital with a final payment of 12 per cent gross.

NISM also reports a 29 per cent rise in group pre-tax profits for 1982 to S\$49.1m. Group net profits rose 25.5 per cent to S\$38.6m.

Operating profit went up sharply, by 41 per cent to S\$45.7m, although turnover rose by only 5.6 per cent to S\$355.7m.

## Japan considers giving Latin America yen loans

TOKYO—The Japanese Finance Ministry is considering a proposal from banks that they should be allowed to supply syndicated yen loans to some Latin American countries to help them solve their financial problems.

The banks want to give Brazil, Mexico, and Argentina yen-syndicated loans to replace part of the dollar loans they plan to supply to them.

The Ministry will probably make a decision on the proposal by mid-April.

Bankers said that the amount of Japanese bank loans to Latin American countries are \$826m for Mexico, \$727m for Brazil and \$225m for Argentina. Japanese banks would prefer yen loans because they will have little difficulty in raising

yen funds, and their profit margins are generally larger for yen loans.

They also may not be able to raise dollar funds easily if their needs are concentrated in the first quarter (April to June) of fiscal 1983.

The Finance Ministry recently tightened its guidelines requiring Japanese banks to match part of their participation in dollar syndicated loans with medium- and long-term funds.

Yen loans should also be welcome to borrower nations, because interest rates are lower than for dollar loans. The present interest rate for most yen syndicated loans is 8.6 per cent, 0.2 points above Japanese long-term prime lending rate. Reuter

## Green Island Cement decline

BY ROBERT COTTRELL IN HONG KONG

HONG KONG'S Green Island Cement company has reported 1982 profits almost two-thirds down at HK\$33.3m (US\$5m), against HK\$93.7m previously.

But attributable profits were boosted by an extraordinary gain of HK\$103.5m, reflecting profits on a property transaction after offsetting a HK\$65m provision against shipping investment losses and a HK\$40m provision against investments in associate com-

panies. A final dividend of 70 cents a share maintains the full-year payout at HK\$1.30.

Mr Li Ka-Shing, Green Island's chairman, said the group was hit by poor weather, import competition, and a weaker local currency. He expected the coming two years to be difficult with profits and dividends "greatly affected," but said that the group has a sound financial base. Mr Li's

property group Cheung Kong (Holdings) which reports next Wednesday, holds 28.5 per cent of Green Island.

China Motor Bus, one of Hong Kong's two franchised bus services, reports interim profits for the six months to December 31 1982 of HK\$18.5m, against HK\$32.5m earned in the previous year's first half. CMBS says it will pay an interim dividend of 18 cents a share, and a special bonus of 5 cents.

## Swire Properties Limited

Consolidated results for the year ended 31st December 1982 and 1982 final dividend

The audited consolidated results of Swire Properties Limited for the year ended 31st December 1982 were:

	Year ended 31st December	
	1982 HK\$m	1981 HK\$m
Turnover	1,103.6	1,430.9
Operating profit:		
Property trading	228.6	623.0
Property investment	172.8	125.6
Sale of investment properties	37.8	191.4
Total operating profit	439.2	940.0
Interest charges — net	108.3	25.9
Net operating profit	330.9	914.1
Share of profits of associated companies and joint ventures	36.7	28.9
Profit before taxation	367.6	943.0
Taxation	59.2	122.9
Profit after taxation	308.4	820.1
Minority interests	(7.9)	2.2
Profit for the year	316.0	817.9
Preference dividends	—	16.6
Profit attributable to ordinary shareholders	316.0	801.3
Earnings per ordinary share	52c	134c
Dividends per ordinary share		
Interim	16c	16c
Final — recommended	32c	32c
	48c	48c
Net assets per ordinary share	HK\$6.97	HK\$8.31

Consolidated profit for the year was HK\$316.0 million compared with HK\$817.9 million in 1981, a reduction of 49.6 per cent (the HK\$191.0 million arising in 1981 from the sale of an investment property in Malaysia is excluded. Earnings per ordinary share amounted to 52 cents compared with 134 cents in 1981).

**Final Dividend** The directors will recommend to shareholders at the Annual General Meeting to be held on 19th May 1983 a final dividend of 32 cents per ordinary share. This, together with the interim dividend of 16 cents per ordinary share, makes a total distribution for the year of 48 cents per ordinary share, the same as that paid for 1981. The final dividend will be paid on 20th May 1983 to ordinary shareholders on the register at the close of business on 19th May 1983; the register will be closed from 5th May 1983 to 19th May 1983 both dates inclusive.

**Valuation of Investment Properties** It is the Company's policy to value its investment properties each year and to instruct independent valuers to carry out these valuations at least every three years. The valuation at the end of 1982 was carried out by Jones Lang Wootton; their valuation of HK\$3,939.2 million reflects a reduction of HK\$1,436.3 million as compared with the valuation which was carried out at 31st December 1981. In the past increases in valuations have been transferred directly to a valuation reserve and, in line with this practice, the valuation reserve has been reduced to reflect the new valuation. The net assets per ordinary share at 31st December 1982 were HK\$6.97 compared with HK\$8.31 at 31st December 1981.

**Prospects** Market conditions are expected to remain difficult in 1983. Sales of units at Tai Kok Shing have improved recently at reduced price levels, and are evidence of underlying demand for residential property in Hong Kong, particularly in the section of the market in which the Company is most involved. The Company is well placed to take advantage of any improvement which does occur.

The 170,500,000 9½ per cent convertible cumulative redeemable preference shares 1985/1987 of HK\$1.00 each, which were held entirely by Swire Pacific Limited, were converted on 30th June 1982 into 612,698,542 ordinary shares of HK\$1.00 each, thus bringing the total number of ordinary shares in issue to 612,698,542 of which Swire Pacific Limited owned 72.5% on that date. Earnings and net assets per ordinary share for each period have been calculated by reference to the number of ordinary shares now in issue. The Annual Report for 1982, including the Chairman's Statement and the audited accounts for the year ended 31st December 1982, will be sent to shareholders on 29th April 1983.

Hong Kong, 18th March 1983

D.R.Y. Black  
Chairman

**Swire Properties Limited**  
The Swire Group  
Swire House, Hong Kong.

## Oesterreichische Kontrollbank Aktiengesellschaft

(Incorporated with limited liability in the Republic of Austria)

U.S.\$ 175,000,000  
10% Guaranteed Notes 1991

Guaranteed as to Payment of Principal and Interest by the

Republic of Austria

U.S.\$100,000,000 of which are being issued as the Initial Tranche

Issue Price for the Initial Tranche 93¼%

The following have agreed to subscribe or procure subscribers for the Initial Tranche:

Orion Royal Bank Limited  
European Banking Company Limited  
Morgan Guaranty Ltd  
Banque Paribas  
Creditanstalt-Bankverein  
Credit Suisse First Boston Limited  
Deutsche Bank Aktiengesellschaft  
Girozentrale und Bank der österreichischen Sparkassen Aktiengesellschaft  
Österreichische Länderbank Aktiengesellschaft  
Swiss Bank Corporation International Limited  
S. G. Warburg & Co. Ltd.

The Notes constituting the above Issue have been admitted to the Official List by the Council of The Stock Exchange subject only to the issue of the Notes.

Interest is payable annually on 18th April, the first payment being made on 18th April, 1984.

Full particulars of the Notes are available in the Extel Statistical Service and may be obtained during usual business hours up to and including 8th April, 1983 from:

Orion Royal Bank Limited,  
1 London Wall,  
London EC2Y 5JX

Cazenove & Co.,  
12 Tokenhouse Yard,  
London EC2R 7AN

CREDIT COMMERCIAL DE FRANCE  
U.S. \$125,000,000 Series A  
Notes due 1998

For the six months  
24th March 1983 to 26th September 1983  
the Notes will carry an interest rate  
of 9½% per annum with a coupon amount of  
US\$51.34 per US\$1,000 note. The relevant interest  
payment date will be 26th September 1983.

Listed on the Luxembourg Stock Exchange.  
By: Bankers Trust Company, London  
Agent Bank

## M RES

An open ended fund (listed in London) specialising in shares  
of precious metals, oils and other minerals.  
Consultant: Dr F.D. Collender.  
Investment Advisers: Strauss, Turnbull & Co.

Assets per share growth latest quarter 25.4%  
last 12 months 43.6%  
An Interim Dividend of 20 cents per share has been  
declared in respect of the year to August 1983.

For copies of the Half-yearly Report write to:  
Minerals Oils and Resources Shares Fund Inc.,  
Royal Trust House, Colombarie, St. Helier, Jersey, C.I.  
For price and yield — see Financial Times "Offshore & Overseas".

All of these securities have been sold. This announcement appears as a matter of record only.

March, 1983

## TeleVideo Systems, Inc.

6,250,000 Shares

Common Stock

L. F. ROTHCHILD, UNTERBERG, TOWBIN ROBERTSON, COLMAN &amp; STEPHENS SHEARSON/AMERICAN EXPRESS INC.

BEAR, STEARNS & CO.	THE FIRST BOSTON CORPORATION	BLUTH EASTMAN PAINE WEBBER	DILLON, READ & CO., INC.
DONALDSON, LUFKIN & JENRETTE	DREXEL BURNHAM LAMBERT		GOLDMAN, SACHS & CO.
E. F. HUTTON & COMPANY INC.	KIDDER, PEABODY & CO.	LAZARD FRERES & CO.	LEHMAN BROTHERS KUHN LOEB
MERRILL LYNCH WHITE WELD CAPITAL MARKETS GROUP	PRUDENTIAL-BACHE		SALOMON BROTHERS INC.
SMITH BARNEY, HARRIS UPHAM & CO.	WARBURG PARIBAS BECKER		WERTHEIM & CO., INC.
DEAN WITTER REYNOLDS INC.	ALEX. BROWN & SONS	HAMBRECHT & QUIST	TUCKER, ANTHONY & R. L. DAY, INC.
ALLEN & COMPANY	F. EBERSTADT & CO., INC.		A. G. EDWARDS & SONS, INC.
MONTGOMERY SECURITIES	MOSELEY, HALLGARTEN, ESTABROOK & WEEDEN INC.		OPPENHEIMER & CO., INC.
PIPER, JAFFRAY & HOPWOOD	ROTHSCHILD INC.		THOMSON MCKINNON SECURITIES INC.
BASLE SECURITIES CORPORATION	CAZENOVE INC.	ROBERT FLEMING	KLEINWORT, BENSON
NOMURA SECURITIES INTERNATIONAL, INC.	ULTRAFIN INTERNATIONAL CORPORATION		WOOD GUNDY INCORPORATED
BANK JULIUS BÄR & CO. AG	BANQUE de PARIS et des PAYS-BAS (SUISSE) S.A.	BANQUE VERNES et COMMERCIALE de PARIS	
BUCKMASTER & MOORE	COMPAGNIE de BANQUE et d'INVESTISSEMENTS, CBI	CREDIT COMMERCIAL de FRANCE	
HAMBROS BANK	SAMUEL MONTAGU & CO.	MORGAN GRENFELL & CO.	PICTET INTERNATIONAL
PIERSON, HELDRING & PIERSON N.V.	J. HENRY SCHRODER WAGG & CO.		VEREINS- und WESTBANK



## Tricentrol profits and dividend maintained

DESPITE AN increase in sales from £88.6m to £103.3m, taxable profits of Tricentrol, the oil and gas exploration and production group, were unchanged at £45.9m for 1982.

Operating income rose by £2.7m to £49.6m, but this was offset by higher interest charges on net borrowing increased to support the group's North American expansion.

Net income advanced from £15.2m to £15.3m after deducting £26.9m (£20.7m) for Petroleum Revenue Tax (PRT), and Supplementary Petroleum Duty (SPD) and £10.7m (£10m) for corporation taxes.

Earnings per 25p share increased by 1.7p to 25.5p on a previous year adjusted basis, while the dividend—on the increased capital—is maintained at 8.4p net with an unchanged final of 5.6p, as forecast at the time of the 228th rights issue.

Dividend costs rose from £5.1m to £5.6m in 1982 as a result of an increased number of shares in issue, leaving retained profits for the year of £11.7m, compared with £10.1m.

The group's 1982 sales and operating income was split geographically as to: oil and gas sales UK £81.1m (£73.4m) and

income £42m (£40.4m); Canada £10.6m (£7.3m) and £3.5m (£2.2m); U.S. £11.6m (£7.9m) and £2.5m (£2.2m). Oil trading income was £1.6m (£1.1m).

Comparative figures for 1981 have been restated to take into account a change in accounting policy on depletion during the year, in a continuing attempt to match costs to revenue, the acquisition cost of undeveloped properties and the development cost of properties not yet producing have been excluded from the cost pool in calculating depletion. If this policy had been in place in 1981, profits then declared would have been increased by £0.8m.

The directors have also reviewed the method of estimating the change both to UK production taxes (SPD and PRT) and to corporation taxes. So far as production taxes are concerned, the change has resulted in a decrease of £0.8m, while the change in the value of oil continued to increase steadily.

The calculation of production taxes expected to be borne over the remaining life of the field and the proportion charged to

the current period is now based upon non-escalated prices and costs, resulting in the charge being less related to income in the later years.

On corporation tax the directors have concluded that, bearing in mind the level of future North Sea expenditure, sufficient tax has already been provided and no further provision for deferred tax would be needed.

The provision for UK taxes for the year, by way of Government royalty and production taxes amounted to £34.5m (£27.4m) representing 68.5 per cent (58 per cent) of the group's UK profits before tax and royalties. If corporation tax is taken into account, the Government takes rises to 74.1 per cent (61.3 per cent).

Group cash flow from operations totalled £88.7m, compared with £87.5m in 1981, before tax payments of £25.2m (£8.3m). Cash flow per share increased from 106.5p to 116.5p.

The group had an active year in 1982 and the board intends to maintain the maximum level of activity which it says can be sensibly absorbed.

Higher cash flow and a prudent level of borrowing.

### HIGHLIGHTS

Lex comments on yesterday's disappointing trade figures for February before moving on to examine the implications of Cable and Wireless buying a 35 per cent stake in Hong Kong Telephone which increases the group's exposure to the colony but will provide a short-term fillip to earnings. The column then concentrates on the annual report from Commercial Union where there is an implicit guarantee of a maintained dividend for the current year. Lex finally looks at the higher, and final, offer to come out of the Bessishaw camp for beleaguered UDF. All eyes were on Hanson, the rival bidder to the Heron lead consortium. Elsewhere on the retail scene Waring and Gillow announced that it too might become the subject of a bid and the shares shot up 22p to 140p.

#### comment

Tricentrol was giving no clues yesterday to help explain the abruptness of its chief executive's departure, while the profit and loss statement contained no surprises—the changed tax policies had already been announced. Revenues, boosted by the weakness of sterling, showed much the same distribution pattern in 1982. Higher interest expenses in the U.S. appear to have more than offset

the lower price of drilling rigs and other cost savings in North America. The jump in Tricentrol's PRT bill suggests why the company should be a notable beneficiary of the North Sea tax changes—which will allow appraisal drilling costs to be offset against PRT—and bearing still looks sound relative to others in the sector: assuming cash of £37m, net debt stands around 33 per cent of shareholdings. The share price, unchanged at 188p, yield 7.9 per cent.

## BBA advance slows in the second half

TAXABLE PROFITS of BBA Group, the Yorkshire-based manufacturer of conveyor belting and industrial textiles, advanced to £4.55m for 1982, an improvement of 27.8 per cent over the previous year's £3.56m.

However, the directors point out that as expected at the interim stage, the momentum of activity in the first half of the year was not maintained during the latter part. Interim profits reached £2.1m (£2.04m) helped by special factors in a number of companies.

These factors were not expected to continue through the second half but a substantial improvement in the full year figures was anticipated.

Following the cost reductions that have taken place in operating companies and some encouraging signs that a recovery from the recession is on its way, the directors expect profits for the current year to show an improvement.

Meanwhile, they are holding the dividend for 1982 at 1.74p per 25p share by a same-again final of 0.8p—earnings per share were up from 1.54p to 2.14p. Group turnover for the year improved by 15.6 per cent to £150.8m from sales from the UK 11.6 per cent higher and those of the overseas companies advanced by 18.4 per cent to £129.2m. Exports from the UK increased by 18.4 per cent, representing 24.4 per cent of sales of UK companies and marking a recovery of the ground lost in 1981.

The balance from trading rose from £11.2m to £12.2m, an increase of 8.7 per cent, although the margin on sales dropped slightly to 8.1 per cent.

The UK companies again made a loss at the pre-tax level but at £279,000 the figure was substantially less than the previous year's £754,000. Profits of the overseas companies advanced by almost 12 per cent helped again by a weaker pound against overseas currencies.

**SLOUGH ESTATES**  
The UK rental increase at Slough Estates was 9.6 per cent and not 1.6 per cent as reported yesterday.

## Sharp recovery for Black & Edgington

Substantial reorganisation over the past two years and a spectacular results by its operations subsidiary enabled leisure group Black & Edgington to stage a sharp recovery for the 12 months ended December 31 1982.

However, no dividend is being recommended for the year (0.1p) but the directors hope to be able to consider an interim payment for 1983 if results for the current half year fulfil expectations.

At the pre-tax level profits totalled £1.1m, a swing of £2.85m from the deficit of £1.48m reported for 1981, with the second half contribution well ahead at £699,000 compared with a loss of £921,000 previously.

Turnover advanced to £55.3m (£53.4m). Interest charges took £1.9m (£1.31m), associates added £118,000 (£128,000), tax paid increased to £292,000 (£82,000), minorities accounted for £171,000 (£24,000) and non-trading and extraordinary debits totalled £376,000 (£774,000).

Available profits emerged at £282,000, against a previous loss of £2.4m. Earnings per 50p share stood at 3.35p (£6.0p loss).

Mr. Gary Moodie, group managing director, says he is confident that a continuation of rationalisation and development plans will produce a further improvement in profits.

He reveals that bookings of the four subsidiary, Insight International Tours, which more than doubled its profits during 1982, are already showing a marked improvement over last year and that the recently announced acquisition of Evan Evans, the London sight-seeing operator, promises "an exciting future".

**Utico Holdings**  
The London Stock Exchange listing of South African company Utico Holdings is to be cancelled and its English register will be closed in May. Utico's listing on the Johannesburg Stock Exchange will continue.

## Bemrose hits target with £0.7m increase

AS A RESULT of the expansion of Bemrose's printing and operation in latest technology, the raising of business efficiency and the reduction of costs, Bemrose Corporation has made a significant advance in profits and earnings for 1982.

In line with the forecasts made last June in fighting off the takeover bid by Bunzl, profits before tax have risen from £2.37m to £3.06m, earnings are up from £1.01p to 26.55p, and the dividend is increased by 6p to 10p net with a final of 6p.

Turnover fell from £49.38m to £45.55m because of the divestment of non-profitable businesses. New capital equipment costing over £2m was installed in 1982 of which some £0.5m was leased.

After tax of £498,000 (£200,000), net profit came out at £2.56m (£2.17m). There were extraordinary debits of £87,000 (£1.7m) which include restructuring the Transfer Printing and the defence costs against the bid.

Bemrose's Printing has developed its position in security printing and gained additional business in cheques, tickets, plastic cards, examination papers and a wide range of government printing. Bemrose Calendars and Diaries again made an important contribution to profits.

As a result of cost reductions and productivity gains in Bemrose's Flexible Packaging, Bemrose Cartons, the profits of both these units held up well. Transfer printing is being restructured, which should enable the operation to trade profitably at a level of sales comparable to 1982.

A further £3m investment programme is under way. The group operates in a very competitive market and the real benefits will come when the economy picks up and demand increases, the directors state.

**comment**  
Bemrose's results and its dividend payment are precisely in line with the forecast made by the company in July at the height of Bunzl's takeover bid. The company has felt obliged to put through the 150 per cent increase in dividends, even though this has meant a further erosion of the reserves on an inflation-adjusted basis for the fourth successive year. Shareholders will be disappointed that the 25m forecast for pre-tax profits has been achieved only by taking £890,000 of costs below the line, the sixth successive year that extraordinary provisions have been made for rationalisation. The labour force has been reduced by 470 to 1,750 and the least profitable subsidiaries, in book of 181p (up 4p) is 14 times the price of the market. But a question mark continues to hang over the packaging division, the company's largest, and the management is sceptical as to whether it will reap any immediate benefit from an upturn in the economy this year. The share price of 181p (up 4p) is 14 times the fully-taxated prospective earnings, if these remain at £2m, compared with a CCA net asset value of 198p. Bid speculation is the explanation.

### Squirrel Horn down

Profits of sweet manufacturer Squirrel Horn continue to decline. In the second half they fell to £74,000, to give a total of £245,000 for 1982, compared with £460,000.

The dividend is being maintained at 1.8125p net per share, though being 1.0625p as to Turnover of this maker of sugar confectionery, toffee and chocolate improved slightly, from £5.74m to £6.83m.

## Profit lift at Hepworth Ceramic: pays more

THE SECOND half has produced a slight increase in profits for Hepworth Ceramic Holdings, and this lifts the total for the year 1982 from £24.15m to £24.61m. The dividend is raised from 5.25p to 5.6p net, the final being 3.35p.

Turnover amounted to £296.8m (£288.7m) and the trading profit to £27.63m (£27.43m) split as to: clayware £15.6m (£12.8m); refractories £1.7m (£2.2m); industrial sands and minerals £7.1m (£7.4m); plastics £3.1m (£3.2m); foundry resins and equipment £0.4m loss (£1m profit); engineering and miscellaneous £0.3m (£0.3m).

The contribution from associates fell to £174,000 (£146,000) and interest charged was virtually unchanged at £2.53m. After tax £9.13m (£8.39m) the net profit came out at £15.45m (£15.75m). Earnings are shown to be 8.5p (10.01p) per share normally regarded as expensive but essential services," he tells shareholders.

After tax £3.49m (£2.15m) and minorities £1.5m (£2.02m), the net profit attributable rose from £3.56m to £6.2m. The final dividend is 2.1p for a net total of 3p, allowing for the equivalent of 2.5p against the scrip issue and subdivision, and absorbs £2.43m (£1.57m). Earnings are shown at 7.86p (£5.99p).

Recalling recent union contracts, Mr. Pritchard says the group is providing full catering services for the cadets at West Point, a £12.5 Military Academy, and supplying daily meals to the personnel of the U.S. Naval Support Force at McMurdo Sound Antarctica.

In Britain, refuse collection

**comment**  
In what was one of the worst over years for the UK refractories industry, Hepworth Ceramic still managed a marginal increase in pre-tax profits. In keeping with its policy of rationalisation, the company made 500 redundancies at a cost of £2.6m in this division and protected itself further by increasing exports to a few markets to 40 per cent of production. The brightest spot was clayware, where technological improvements led to a 25 per cent increase in sales, even though the plastics, clayware and foundry divisions were hampered by losses estimated at between £2.5m and £2.5m from the U.S. where markets collapsed even more violently than in Britain. Below the line, the £12.1m extraordinary loss on Hepworth's withdrawal from Ireland relieves the company of operating losses of about £1m annually. The increased dividend comes by virtue of the company's confidence in the backing of a sound balance sheet, where capital gearing is only 12.6 per cent. An upturn in Hepworth's steel-related divisions seems unlikely in 1983, but the housebuilding figures on both sides of the Atlantic should help plastics and clayware pull the company up to £30m pre-tax. The share price of 181p (up 4p) is 14 times the fully-taxated prospective p/e of 15 and yielding 5.9 per cent.

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## UK COMPANY NEWS

## BIDS AND DEALS

## MINING NEWS

## Commercial Union expects dividend level to be held

SHAREHOLDERS in Commercial Union Assurance Company are reassured by the outgoing chairman, Sir Francis Sandilands, that it is the present intention of the directors to maintain the existing level of dividends during the current adverse period of trading, subject to unforeseen and exceptional losses.

In his statement accompanying the 1982 report and accounts, he also states that the intention is to revert to the policy of steady annual increases as soon as they can be confident that market conditions had changed for the better.

As already reported, CU main-

tained its dividend last year despite underwriting losses of £271.5m and pre-tax profits cut from £39.5m to £21.5m.

Sir Francis refers to the many steps taken in 1982 to improve future underwriting results and he believes that improved earnings will follow starting this year. But he feels that the full effect will not emerge before 1984.

The review of the various operating territories is somewhat pessimistic over prospects for recovery in the U.S. As already reported, underwriting losses there in 1982 reached £198m with a pre-tax loss of

£89.4m. Although there are few signs of an upturn in the general underwriting cycle, CU expects to see continued beneficial action from the measures already taken.

The report discusses the plans for reducing expense levels in the UK aiming at a 15 per cent reduction in staff numbers. The group is looking for a 3 per cent point benefit in the expense ratio by the end of next year.

The value of the group's non-life business stood at £1.05bn at the end of 1982, compared with £824m at the end of 1981. Life funds of the group rose from £2.82bn to £3.19bn.

See Lex

## Saga still unhappy with Laker acquisition

AS FORECAST, taxable profits of tour and hotel operator Saga Holidays slumped from £1.45m to £15.0m in the first half to the end of December 1982.

This downturn reflects the disruption to the group's business generally, caused by its Laker Holidays acquisition, Mr Sidney De Haan, chairman, says.

Overheads were increased and Laker holidays did not provide the sales or margins for which the directors had hoped. Additionally, investment income was substantially reduced by the losses of the previous year of £136.0m and the amount outstanding and due from the TOSG Trust Fund.

Governor of the group's operation in North America broke into profitability sooner than anticipated despite the recession, Mr De Haan says, and contributed to profits.

Current trading in the group's traditional "over sixties" holiday business is encouraging and reductions in direct costs and overheads have been made.

The group is experiencing good growth in its North American business, but Laker Holidays continues to suffer from lack of demand for summer 1983 holidays. Capacity has been reduced accordingly and further reductions have been made in administrative costs.

The fundamental strength of the "over sixties" and its development in the U.S. together with an improvement in investment income should enable the group to return to a satisfactory level of profitability for the current 16 month period, Mr De Haan says.

The interim dividend is being maintained at 1.2p net per 20p share. Earnings per share for the six months are given as 1.1p (7.5p).

Tax took £215,000 (nil), leaving attributable profits of £200,000 (£145m). After the interim dividend absorbing £210,000 (same), the retained losses are £16,000 (£123m profits).

comment

Now even Saga Holidays admits it: the Laker acquisition was a pig in the poke. It lost about £2m last year, and it is a fair bet that it cost Saga another £1m in this year.

The directors say they have spent a great deal of time and money modernising, improving and widening the group's present range as well as increasing its television advertising.

The expansion programme is being implemented according to plan and during this month the group introduced a number of new lines.

The directors' intention to maintain the final dividend will entirely depend on the results of the general economic climate, they say. In the present uncertain conditions and in the light of the continuing depressed economic climate, particularly in the West Midlands, it would be wrong to pre-judge the results for the future, they add.

Accommodation has been reached between the group and two former directors who had made claims after ceasing to be members of the board. The matter was settled out of court, and resulted in an exceptional charge of £52,000 (less tax) for the half year.

Tax in respect of the half year amounted to £44,453 (£79,791), though the directors point out that none will be payable because of earlier payments of ACT.

Bats (Singapore)

For the year ended December 31, 1982, net tax profit of £1,080,089 (before £1,080,089) advanced by 57 per cent from £7.7m to £12.4m.

The dividend is being raised from 17 cents to 25.5 cents, with a final of 17.5 cents. Also proposed is a one-for-one scrip issue.

Imperial Group chief quizzed over dividend

Imperial Group chairman, Mr Geoffrey Keen, faced questions from shareholders at yesterday's annual meeting over the group's decision to raise the dividend despite a 46 per cent increase in pre-tax profits over the previous year to £184.3m.

Keen, defending the decision to maintain the final payment at 4.5p, to leave a total of 7.25p net, said: "Growth involves a further investment from a judicious blend of profit retention and borrowings. Holding the dividend level this year gives rise to a better relationship between after-tax profit and the dividend level."

He added that he expected the first six months of the current year to produce a trading surplus in the tobacco division of about the same order as last year, £43.6m. Other parts of the group should show some improvement over the first half of 1982.

ALTHOUGH Doncaster stages the second programme of its Lincoln meetings, more absorbing sport will be found at Newbury today, where Roller-Coaster carries top weight in a Woodhay Handicap Chase which also sees the reappearance of Grand National outsiders Priest's Rock and Williamson.

Roller-Coaster ran a reasonably encouraging race after a lengthy absence before finishing third behind Faucoun and Mister Bosun at Wincanton on December 27. However, his outings have been few and far between of late and in view of the fact that he has not been seen in public since then, I intend passing him over.

Williamson looks a more interesting prospect. But for a mistake at the fifth fence behind Manton Castle at Kempton last month Mita Eaton's intended

## 8% of Crouch Group equity changes hands

BY CHARLES BATHCHELOR

THE SHARES of Crouch Group, the property development and construction company, rose 10p to a 12-month high of 130p yesterday following the sale of a block of shares representing more than 8 per cent of the equity.

Mr Peter Meyer, a director of Federated Land, bought 325,000 shares from a single holder, Mr Meyer, who was not contacted yesterday. Federated Land is a Dorking, Surrey-based property development and investment company.

The British Steel Corporation Pension Fund Trustees increased its holding in Federated to just over 50 per cent last year.

Mr Clempson fought to retain his position at Kingston-upon-Thames-based Crouch earlier this year with an appeal to shareholders, but was overwhelmingly defeated on a vote at an extraordinary meeting on January 14.

Crouch has a market valuation of £5.2m at yesterday's share price.

## St Piran wins injunction against Westminster Prop.

St Piran, the wholly-owned subsidiary of Mr Jim Raper's master company, Gasco Holdings, in Hong Kong, yesterday successfully obtained an injunction in the High Court preventing Westminster Property Group from issuing any new shares.

The court ruled that an injunction should be imposed until a trial to restrain Westminster from issuing shares by its officers, servants, agents or otherwise who were issuing or allotting or contracting to issue or allot any shares in Westminster Property Group.

Mr Raper, through mining and housebuilding group St Piran, has over the past month built up

a 29.99 per cent stake in Westminster. At a stormy annual meeting a week ago, he unsuccessfully sought to place himself and St Piran nominees on the board.

Following this meeting Mr Raper and his supporters have been concerned that the present board of Westminster might seek to dilute his stake by issuing 2.5m shares.

The board was entitled to do this because only 27.5m of the company's 30m authorised shares are at present in issue.

The company is now restrained from issuing new shares until the matter is resolved in court.

## Falling pound puts end to Willaire's U.S. deal

BY DAVID DODWELL

Willaire Systems, the air conditioning, refrigeration and clean air equipment maker, has announced that its plans to purchase a U.S. company have fallen through—largely as a result of the recent precipitous fall in the value of the pound.

Mr Charles Bentley, Willaire's managing director, said yesterday that the sterling cost of acquiring Hubbell Corporation, a privately owned company based in Illinois making equipment for the refrigeration industry, had risen by about 13 per cent over the negotiation period.

The price tag rose from about £570,000 to almost £650,000 before talks were called to a halt. With the pound at its current level, the price would have been more than £680,000.

Willaire, which is quoted on the unlisted securities market, first revealed that it was at an

advanced stage of negotiations with Hubbell in November last year.

The company came up for sale in unusual circumstances. The late producer of diamonds, the founder of the company, had died in 1981, leaving his estate to the Christian Scientist Church. It is the church, therefore, that is selling Hubbell.

It is understood that a U.S. businessman completed purchase of the company about 10 days ago.

The costs of mounting the bid for Hubbell are likely to weigh on already depressed trading figures for Willaire's current trading year. The company announced half-year losses to the end of September of £70,000, compared with a £6,000 profit in the comparable period in 1981, on a turnover of £1.02m, compared with £245,000 in 1981.

Evans & Owen expansion in Warehouse boutiques

FORMER DEPARTMENT store operator, Evans & Owen, is putting together a £300,000 package to fund its expansion of fashion boutiques trading under the Warehouse name. The company is also cementing relationships with fashion designer Mr Jeff Banks by buying his design company, Kohat, for 122,500 shares.

Mr Banks will be joining the board and has a five year service contract with Kohat.

Evans & Owen is making a one-for-seven rights issue of 86,072 ordinary shares at 140p each. The directors will be taking up their issue in full through the proceeds of the issue to be returned to them in repayment of loan made to the company of nearly £80,000. Brothers Maurice and Michael Bennett own more than half the company.

Industrial and Commercial Finance Corporation will be injecting £40,000. Half of that will be 13 per cent 10 year secured loan with the balance coming from an issue of 80,000 cumulative convertible preference shares priced at 150p each.

The directors are forecasting profits for the current year ending this month of £175,000 against £86,000 in the previous 12 months. They expect to recommend a dividend of 3.125p a share on the enlarged capital. Last year there was a payment of 2.5p.

The company's name will be changed to The Warehouse Group.

CHARTER/ANDERSON

Charter Consolidated is to announce before the stock market opens today the level of acceptance for its £50m cash offer for Anderson Strathclyde, a Glasgow-based engineering equipment manufacturer.

The bid reached its first closing date yesterday and it is understood that the response to the 200p per share terms have been low while major shareholders prepare to wait through an extension. Anderson's shares reached the bid price with a 4p rise yesterday, for the first time in several days, but the belief that Charter is about to boost its terms immediately are understood to be premature and would anyway depend very heavily on the interim forecast for April-September which hope Anderson may be expected to prepare once the offer has gone into its second phase.

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## Falling pound puts end to Willaire's U.S. deal

Willaire Systems, the air conditioning, refrigeration and clean air equipment maker, has announced that its plans to purchase a U.S. company have fallen through—largely as a result of the recent precipitous fall in the value of the pound.

Mr Charles Bentley, Willaire's managing director, said yesterday that the sterling cost of acquiring Hubbell Corporation, a privately owned company based in Illinois making equipment for the refrigeration industry, had risen by about 13 per cent over the negotiation period.

The price tag rose from about £570,000 to almost £650,000 before talks were called to a halt. With the pound at its current level, the price would have been more than £680,000.

Willaire, which is quoted on the unlisted securities market, first revealed that it was at an

advanced stage of negotiations with Hubbell in November last year.

The company came up for sale in unusual circumstances. The late producer of diamonds, the founder of the company, had died in 1981, leaving his estate to the Christian Scientist Church. It is the church, therefore, that is selling Hubbell.

It is understood that a U.S. businessman completed purchase of the company about 10 days ago.

The costs of mounting the bid for Hubbell are likely to weigh on already depressed trading figures for Willaire's current trading year. The company announced half-year losses to the end of September of £70,000, compared with a £6,000 profit in the comparable period in 1981, on a turnover of £1.02m, compared with £245,000 in 1981.

Evans & Owen expansion in Warehouse boutiques

FORMER DEPARTMENT store operator, Evans & Owen, is putting together a £300,000 package to fund its expansion of fashion boutiques trading under the Warehouse name. The company is also cementing relationships with fashion designer Mr Jeff Banks by buying his design company, Kohat, for 122,500 shares.

Mr Banks will be joining the board and has a five year service contract with Kohat.

Evans & Owen is making a one-for-seven rights issue of 86,072 ordinary shares at 140p each. The directors will be taking up their issue in full through the proceeds of the issue to be returned to them in repayment of loan made to the company of nearly £80,000. Brothers Maurice and Michael Bennett own more than half the company.

Industrial and Commercial Finance Corporation will be injecting £40,000. Half of that will be 13 per cent 10 year secured loan with the balance coming from an issue of 80,000 cumulative convertible preference shares priced at 150p each.

The directors are forecasting profits for the current year ending this month of £175,000 against £86,000 in the previous 12 months. They expect to recommend a dividend of 3.125p a share on the enlarged capital. Last year there was a payment of 2.5p.

The company's name will be changed to The Warehouse Group.

CHARTER/ANDERSON

Charter Consolidated is to announce before the stock market opens today the level of acceptance for its £50m cash offer for Anderson Strathclyde, a Glasgow-based engineering equipment manufacturer.

The bid reached its first closing date yesterday and it is understood that the response to the 200p per share terms have been low while major shareholders prepare to wait through an extension. Anderson's shares reached the bid price with a 4p rise yesterday, for the first time in several days, but the belief that Charter is about to boost its terms immediately are understood to be premature and would anyway depend very heavily on the interim forecast for April-September which hope Anderson may be expected to prepare once the offer has gone into its second phase.

## MIM eyes the Asian market

BY KENNETH MARSTON, MINING EDITOR

AUSTRIA's MIM Holdings is looking to new markets in Asia for its rising production of lead. Part of the crude lead output from the big Mount Isa mine complex in Queensland is to be refined in Japan and then marketed in Asia. Toll refining will be limited to crude lead over and above the needs of MIM's UK subsidiary, Britannia Refined Metals.

Mr Bruce Watson, the MIM managing director, says the contracts have been arranged for the toll refining in Japan of the lead which will then be shipped over and above the needs of MIM's UK subsidiary, Britannia Refined Metals.

The primary refinery at Britannia Metals is being refurbished at a cost of £25m (£15.5m). But Mr Watson points out that MIM is looking for refining capacity and new markets for the increasing output from the lead expansion programme at Mount Isa.

In the company's year to last June the major aspects were completed of the 30 per cent increase in production capacity of the lead-silver facilities at Mount Isa which can raise annual output to 150,000 tonnes of contained lead with consequent increases in silver and zinc.

Earlier this month MIM announced that it was to spend £55m on raising capacity at the Mica Creek power station. This would cover not only the increasing domestic and industrial power demand but also provide spare capacity for future mining projects including extending the Mount Isa mine's life.

Since then the metal prices have improved and MIM's profits should recover further in the current half year but, of course, they will fall far short of the record £204m earned in the year to June 1980.

Providing the economic recovery continues MIM, with its increased production capacity, should do well in 1983-84, especially as the big new coal operations get into their stride.

By 1985 the group will have the capacity to produce 800,000 tonnes a year of steelmaking and coking coal, most of which is already covered by sales contracts.

## Zaire diamond sale to De Beers goes ahead

ZAIRE has formally begun the new marketing arrangement for the bulk of its diamond production with De Beers' Central Selling Organisation (CSO).

Yesterday's sale in Kinshasa, capital of Zaire, marks the resumption of a long-standing, but sometimes uncomfortable, relationship between the big African country, one of the world's producers of diamonds, and the world's big South African group which controls the marketing of more than four-fifths of world production.

This relationship lasted for 14 years until March 1968 when there was a two-year hiatus during which Zaire's stones were marketed through a trip of independent dealers.

The sale covered just over 300,000 carats (there are 162 carats to the ounce), and with an average price of not far short of 30 per carat, the total sum involved will have been some £9m in excess of £2.5m (£1.7m).

The high average price, given that most of the output is of the cheaper industrial quality, indicates the inclusion in the sale of several gemstones of reasonable quality.

The Miba mine at Bakwanga, which is the subject of the new two-year exclusive marketing arrangement between Zaire's state-controlled diamond marketing agency Sonamco and the CSO, normally produces a few gems of good quality each month.

Mr Jack Linner of London's Industrial Diamond Company, one of the three independent dealers ousted by the new deal with the CSO, seemed unperturbed at the news of yesterday's sale.

"I am confident I shall be back in Kinshasa within a fortnight," he said.

One worrying feature of the latest sale is the comparatively small number of carats involved. Under the old arrangements, Zaire's monthly sales represented roughly one month's production.

If this is still the case, it indicates that Zaire's output could fall alarmingly this year, compared with the 1982 total of 1.2m carats.

It could be, however, that production has not fallen at all, merely that the number of stones which leave the mining area illicitly has increased.

BASE LENDING RATES

A.B.N. Bank ..... 10 1/2%  
Al Baraka International Ltd. .... 10 1/2%  
Allied Irish Bank ..... 10 1/2%  
Amro Bank ..... 10 1/2%  
Henry Ansbacher ..... 10 1/2%  
Arbutnot Ltd. .... 10 1/2%  
Armo Trust Ltd. .... 10 1/2%  
Associates Cap. Corp. 11%  
Banco de Bilbao ..... 10 1/2%  
Bank Hapoalim HM ..... 10 1/2%  
BCCI ..... 10 1/2%  
Bank of Ireland ..... 10 1/2%  
Bank Leumi (UK) plc 10 1/2%  
Bank of Cyprus ..... 10 1/2%  
Bank Street Sec. Ltd. 10 1/2%  
Banque Belge Lac ..... 10 1/2%  
Banque du Rhone ..... 11%  
Barclays Bank ..... 10 1/2%  
Beneficial Trust Ltd. 11%  
Brenner Holdings Ltd. 11%  
Eric Bank of Mid. East 10 1/2%  
Citibank Savings ..... 10 1/2%  
Clydesdale Bank ..... 10 1/2%  
C. E. Coates ..... 11%  
Comm. Bk. of W. East 10 1/2%  
Consolidated Credits ..... 10 1/2%  
Co-operative Bank ..... 10 1/2%  
The Cyprus Popular Bk 10 1/2%  
Duncan Lawrie ..... 10 1/2%  
E. T. Trust ..... 11%  
Exeter Trust Ltd. .... 11%  
First Nat. Fin. Corp. 13%  
First Nat. Secs. Ltd. 13%  
First Nat. Trust ..... 11%  
Grindlays Bank ..... 10 1/2%

Guinness Mahon ..... 10 1/2%  
Hambros Bank ..... 10 1/2%  
Heritable & Gen. Trust 10 1/2%  
Hill Samuel ..... 10 1/2%  
C. Moore & Co. .... 10 1/2%  
Hongkong & Shanghai 10 1/2%  
Kingsnorth Trust Ltd. 12%  
Knowlson & Co. Ltd. 11%  
Lloyds Bank ..... 10 1/2%  
Mallinham Limited ..... 10 1/2%  
Edward Manson & Co. 12%  
Midland Bank ..... 10 1/2%  
Morgan Grenfell ..... 10 1/2%  
National Westminster 10 1/2%  
Norwich Gen. Trst. .... 10 1/2%  
P. S. Refson & Co. .... 10 1/2%  
Royal Trust Co. Canada 10 1/2%  
Rothmans Insurance 11%  
Slavens' Bank ..... 10 1/2%  
Standard Chartered ..... 10 1/2%  
Trade Dev. Bank ..... 10 1/2%  
Trustee Savings Bank 10 1/2%  
United Bank ..... 10 1/2%  
Volksbank Intl. Ltd. 10 1/2%  
Westpac Banking Corp. 10 1/2%  
Whiteway Ltd. .... 11%  
Williams & Glyn's ..... 10 1/2%  
Windsor & Co. Ltd. .... 10 1/2%  
Yorkshire Bank ..... 10 1/2%

Members of the Accepting Houses Committee:  
7-day deposits 7.5%; 1-month 7.75%; 3-month 8.0%; 6-month 8.25%; 12-month 8.50%  
7-day deposits on sums of: under £5,000 7.5%; £5,000 to £10,000 7.75%; £10,000 to £25,000 8.0%; £25,000 to £50,000 8.25%; £50,000 to £100,000 8.50%; £100,000 to £250,000 8.75%; £250,000 to £500,000 9.0%; £500,000 to £1,000,000 9.25%; £1,000,000 to £2,500,000 9.50%; £2,500,000 to £5,000,000 9.75%; £5,000,000 to £10,000,000 10.0%; £10,000,000 to £25,000,000 10.25%; £25,000,000 to £50,000,000 10.50%; £50,000,000 to £100,000,000 10.75%; £100,000,000 to £250,000,000 11.00%; £250,000,000 to £500,000,000 11.25%; £500,000,000 to £1,000,000,000 11.50%; £1,000,000,000 to £2,500,000,000 11.75%; £2,500,000,000 to £5,000,000,000 12.00%; £5,000,000,000 to £10,000,000,000 12.25%; £10,000,000,000 to £25,000,000,000 12.50%; £25,000,000,000 to £50,000,000,000 12.75%; £50,000,000,000 to £100,000,000,000 13.00%; £100,000,000,000 to £250,000,000,000 13.25%; £250,000,000,000 to £500,000,000,000 13.50%; £500,000,000,000 to £1,000,000,000,000 13.75%; £1,000,000,000,000 to £2,500,000,000,000 14.00%; £2,500,000,000,000 to £5,000,000,000,000 14.25%; £5,000,000,000,000 to £10,000,000,000,000 14.50%; £10,000,000,000,000 to £25,000,000,000,000 14.75%; £25,000,000,000,000 to £50,000,000,000,000 15.00%; £50,000,000,000,000 to £100,000,000,000,000 15.25%; £100,000,000,000,000 to £250,000,000,000,000 15.50%; £250,000,000,000,000 to £500,000,000,000,000 15.75%; £500,000,000,000,000 to £1,000,000,000,000,000 16.00%; £1,000,000,000,000,000 to £2,500,000,000,000,000 16.25%; £2,500,000,000,000,000 to £5,000,000,000,000,000 16.50%; £5,000,000,000,000,000 to £10,000,000,000,000,000 16.75%; £10,000,000,000,000,000 to £25,000,000,000,000,000 17.00%; £25,000,000,000,000,000 to £50,000,000,000,000,000 17.25%; £50,000,000,000,000,000 to £100,000,000,000,000,000 17.50%; £100,000,000,000,000,000 to £250,000,000,000,000,000 17.75%; £250,000,000,000,000,000 to £500,000,000,000,000,000 18.00%; £500,000,000,000,000,000 to £1,000,000,000,000,000,000 18.25%; £1,000,000,000,000,000,000 to £2,500,000,000,000,000,000 18.50%; £2,500,000,000,000,000,000 to £5,000,000,000,000,000,000 18.75%; £5,000,000,000,000,000,000 to £10,000,00



## UK COMPANY NEWS

## Owners Abroad rises to £2.3m

TAXABLE PROFITS of USM tour operator and airline seat broker, Owners Abroad Group, increased from £1.97m to £2.32m for 1982 on turnover of £41.52m, against £33.11m. There is a first dividend of 0.5p net per 10p share for the year.

Comparative figures have been prepared from the audited financial statements of Owners Abroad and Owners Abroad (Wholesale) and their subsidiaries—these companies were acquired by Owners Abroad Group on December 31 1981.

After tax of £1.16m (£737,000) and extraordinary credits of £54,000 (£33,000) attributable profits were £1.1m, against £738,000 which the company points out was not available for dividend. The 1982 dividend absorbs £257,000 (nil).

Stated earnings per share were 2.33p before extraordinary credits, compared with 1.51p calculated using the shares in issue and ranking for dividend. The board says that early indications show that 1983 will be a difficult year in the industry.

The acquisition of Falcon Leisure Group, a broadly-based holiday company, has now been completed. Falcon had a net asset value of some £900,000 as at October 31 1982.

The initial purchase price was £700,000 payable as £468,000 in cash and £232,000 in shares at a price of 23p. There is a further purchase consideration to be arrived at as follows:

In the event of Falcon achieving profits of £350,000 for the year to October 31 1983 a further sum of £1m, or a pro-rata proportion thereof. In addition, if profits for the year to October 31 1984 reach £450,000 a further sum of £500,000 or a pro-rata proportion thereof.

Regarding the further pay-

ment of £1m and £500,000, the vendors have the right to elect, as part of one or the other of the payments, a single cash amount of £250,000. The balance of any additional consideration will be in Owners Abroad shares.

For the £1m, the share price is agreed at 23p, and for the £500,000 the share price will be at the middle market price during the month of February 1983, less a discount of 10 per cent, save that if that price is less than 23p, the price will be the average price for that month.

**comment**

Owners Abroad seems very pleased with itself over the Falcon Leisure acquisition, which will effectively add about 80,000 passenger capacity. After an abortive office move, and the failure to clinch the Starvillas deal, Owners must have been relieved to do this. The Falcon buy in time for the preliminary announcement. Reading between the lines of the statement it looks as though Owners would have found it a hard job to get much profits growth this year out of the existing business. Not that the company isn't trying: last year it managed a load factor of 98 per cent. Further acquisitions would be in character, but though Owners has about £1m enjoying life on the money markets, paper seems the most likely funding method. The company has still not sold the notorious yacht, but despondency on that count must be mixed with the warm feeling that comes from having bought it when the pound was worth about \$2.20. The dollar may be high in the sky but Owners' paper is not doing too badly itself: at 23p, down 1p, the yield is little more than 2.5 per cent.

## Bernard Matthews upsurge to £5.7m

THE POLICY of heavy capital investment over the last three years is now paying off for Bernard Matthews, turkey producer. For the year ended January 2 1983 profits have expanded to £5.7m, thereby more than making up the setback to £1.62m experienced in the previous year.

In the second half the group made a profit of £3.9m. The dividend is lifted from 4.38p to 5.25p with a final of 3.05p.

Mr Bernard Matthews says that over the last three years £10m has been invested, with particular emphasis on meat processing facilities. Sales for the latest year rose by £9.2m to £29.71m.

Sales of turkey meat products continued to expand. In the autumn the new crispy crumb and gammon-style turkey steaks were introduced and have proved "highly successful". Although the ban on poultry imports from certain countries was lifted in early November, Mr Matthews says the market for whole turkeys remained firm.

It will be some weeks before full activity is resumed at the Great Witleyham factory following the recent fire; however, deliveries have been maintained. It is believed that all loss and damage from the fire is fully covered by insurance.

On the current year the chairman says prospects "look encouraging". Although it is too early to forecast for the whole period, he expects first half profits to exceed substantially the £1.81m pre-tax made in the corresponding period last year.

It is planned to further increase the frozen product range and to also introduce a range of fresh products. In the face of large increases in current grain

## BOARD MEETINGS

The following companies have notified dates of board meetings to the Stock Exchange. Such meetings are usually held for the purpose of considering dividends. Official indications are not available as to whether the dividends are interim or final and the subdivisions shown below are based mainly on last year's timetable.

**TODAY**

Interim: Compton International, Minerals and Resources, Plico, Westminster and Country Properties, Final: Al Industrial Products, Alpine Holdings, Automated Security, Bridge-water Estates, Enrol, Fenn, Harris

**FUTURE DATES**

Interim: New Court Trust Apr. 5, Pail Holdings Mar. 28, Standard Industrial Mar. 30, Final: Bowthorpe Apr. 12, Biammer Apr. 6, Empire Stores (Bradford) Apr. 13, Meritheat Securities Mar. 28, Savoy Hotel Apr. 18, West, Blake, Beane Mar. 30

and soya costs, the policy to cover forward raw material usage in the futures market is again proving beneficial.

After tax of £947,000 (£257,000) the year's net profit comes to £4.76m (£1.88m). Earnings are shown at 35.89p (10.14p) before tax and at 29.77p (11.75p) after.

**comment**

Barnard Matthews has brushed aside the first-half difficulties presented by a six-week strike to end the year with profits well up on even the most optimistic market forecasts. The profit

surge came off a low base, but it was achieved on a relatively modest turnover advance of only 17 per cent. And the problems which plagued the company in 1981 appear to have vanished completely. The virtual doubling in trading margins to 10.9 per cent resulted from increased efficiencies following the £10m capital spending programme, coupled with higher volumes. Profitability has been aided by the expanded range of higher-margin turkey products, which now come in just about every shape and form. Trading conditions received a shot in the arm from the ban on imports which prevailed for most of the year and the French seem likely to keep out of the market as long as the current weakness in sterling persists. Losses resulting from the fire at Great Witleyham are believed to be fully covered and the blaze has certainly not damped the company's enthusiastic first-half profit forecast. With that in mind, Matthews seems to be on the way to a revival. The market was clearly cheered by the results, marking the share up 15p to 160p for a yield of 4.5 per cent.

## Interim advance for Fairview Estates

FOR THE six months ended December 31 1982, Fairview Estates returned pre-tax profits of £3.11m, an improvement of £256,000 over the figure for the same period last year, and the net interim dividend is being stepped up from 1.328p to 1.461p per 50p share.

Turnover for the six months under review expanded from £14.78m to £17.88m—the principal activities of the group are now development and investment in property and development and sale of residential property. No significant sales of either housing or industrial land took place during the period.

First half earnings per share emerged at 7.1p (7p). Net asset value is given as 160p (155p).

**comment**

Fairview Estates decided to pull out of housebuilding last summer just as the housing market was beginning to improve. But the withdrawal is being phased over several years and in the meantime the company is continuing to build. The exhaustion of its land-bank would require the construction of 3,500 houses, 550 units were completed in the six months to December, 100 more than in 1981. Fairview focuses its efforts on London and the Home Counties, but also on the first-time buyer, so that the benefits it reaps from the budget concessions on mortgage tax relief will be limited. Over the last two years, Fairview's property portfolio has shifted towards offices and shops, which now make up 10 and 15 per cent of the total respectively in terms of rental. But the bulk of its real estate is still in industrial premises and warehouses in outlying London suburbs north of the Thames. The three- and five-year rent reviews are fairly evenly spread out over the course of this year and next, and there has been a significant reduction in interest charges on borrowings which continue to amount to about 50 per cent of shareholders' funds. The share price yesterday fell 2p to 118p where the historic yield is 5.5 per cent.



## Commercial Union in 1982

"Firm and determined action has been taken to raise even further our underwriting standards, to increase rates of premium and reduce operational costs."

## From the Chairman's Statement

The results of the Company, like those of our main competitors, were dominated by two major factors in 1982—the world economic recession and the unusual pattern of weather. The recession reduced the volume of business available and intensified competition, and so our underlying non-life premium growth was a modest 8%, but this was enough to enable us to maintain our existing share of the major markets in which we trade. Additional weather losses resulted in a reduction in our profit before taxation of approximately £41m.

Market conditions in the United States continued to deteriorate and, in the light of our experience, we decided to increase and strengthen claims provisions. Our expectations for 1983 rest with the firm and determined action which we have taken to raise even further our underwriting standards, to increase rates of premium and reduce operational costs. Our main strategy continues to be to increase our market share, particularly in personal lines, in conjunction with our improved technology for control and processing of the business. In support of this policy, we have further increased the capital employed in the United States and we believe that, when economic growth starts again, our strategy will prove to have been correct.

In the United Kingdom, there are now welcome signs of some hardening in the attitude being taken by insurers towards premium rates and, with our branch reorganisation and new technology, we are in a position to take full advantage of any improvement in market conditions.

Our Netherlands subsidiary produced a most satisfactory overall result, and the result in Canada showed a material improvement.

Investment income and life profits both showed substantial increases and shareholders' funds continued to strengthen. These factors give a firm base to a prospective improvement in our results, and the directors propose to shareholders a continuance of the present level of total dividend, even though this is not fully covered by the profit attributable to shareholders.

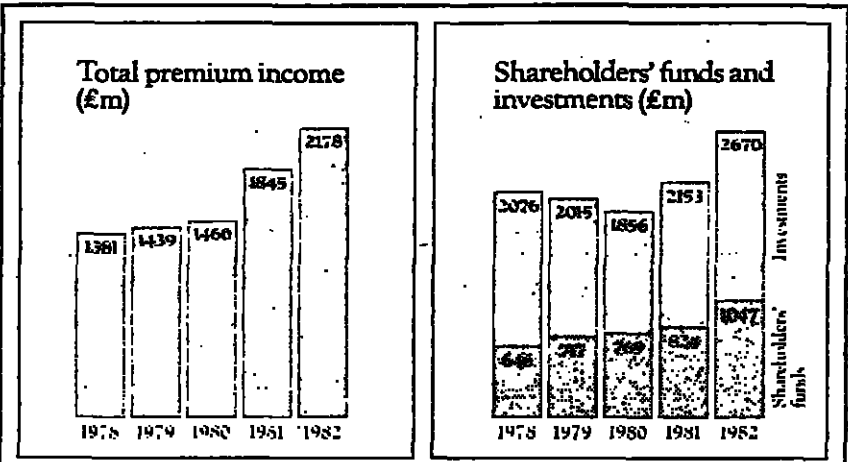
The directors recommend the payment of a final dividend of 6.950p (1981 6.950p) per ordinary share which, with the interim dividend paid in November 1982, gives a total of 11.800p (1981 11.800p).

Many steps were taken during 1982 to improve future underwriting results, and I believe that improved earnings will follow from them starting in 1983, though the full effect will probably not emerge before 1984. Subject to unforeseen and exceptional losses, it is the present intention of the Board to maintain the existing level of dividend during the current adverse period of trading and to revert to our policy of steady annual increases as soon as we can be confident that market conditions have changed for the better.



## A Tribute to our retiring Chairman

The directors, management and staff throughout the world would like to record how much they will miss their Chairman, Sir Francis Sandilands, when he retires at the Annual General Meeting. He has served the Company with distinction for a period of over 47 years. During this time, no one man has been more closely identified with and dedicated to the affairs of the Company than Sir Francis. His knowledge and experience in the field of both international finance and insurance have been of invaluable assistance to the Company and, now that the time has come for him to retire, every good wish is extended to him and Lady Sandilands for the future.



This advertisement does not constitute full accounts for the year. The full accounts, which have been the subject of an unqualified report by the Auditors, were posted to shareholders on 24th March 1983 and will be delivered to the Registrar of Companies following the Annual General Meeting.

## Commercial Union

Assurance Company plc

Head Office: St Helen's, 1 Undershaft, London EC3P 3DQ

## From the Chief Executive's Review of Operations

Intense competition continued to prevail in the major non-life insurance markets. Premium growth has been restricted and profitability reduced or even eliminated. Real interest levels remained high, and there were only limited signs of a general hardening in premium rates. We are, however, determined to continue to take the action required to ensure that premium rates are restored to an adequate level.

World-wide non-life premium income in sterling terms increased by 19% (1981 29%). However, after allowing for the effect of changes in rates of exchange, the underlying growth was 8% (1981 16%), which resulted in a slightly higher share of the market in the United States and a maintained position in the United Kingdom.

Investment income, net of loan interest, in sterling terms increased to £243.5m (1981 £191.7m), an increase of 27% (1981 34%). However, when exchange rate movements have been eliminated, the underlying growth was 16% (1981 20%).

Life profits before taxation amounted to £40.7m (1981 £25.1m) and showed an underlying increase of 56% over 1981, after allowing for movements in rates of exchange.

The non-life underwriting result deteriorated, with a loss of £27.15m compared to a loss of £131.9m in 1981. With the exception of Canada, where a significant improvement was achieved, underwriting experience worsened in the major territories, particularly the United States and the United Kingdom. In these territories, we have taken steps to implement rate increases, even though this has resulted in a loss of some business, and to adopt more stringent underwriting standards. In addition, we have introduced significant expense reduction programmes in all major territories, to improve our profitability.

The world has seemingly become a smaller place with the advance of technology, and in insurance the marriage of computer and telecommunications technology has changed the timescale within which detailed information is made available for our business needs. This development is changing and will continue to change the way people work and how companies are organised to conduct their business. The Company has always sought to be in the forefront of developments in new technology as an aid to improving its service to insureds, agents and brokers and as a means of producing significant reductions in operational costs.

To: The Company Secretary,  
Commercial Union  
Assurance Company plc,  
St Helen's, 1 Undershaft, London EC3P 3DQ.

Please send me a copy of the 1982 Annual Report and Accounts.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

## Garton reduces losses and forecasts return to profits

A SHARP reduction in losses before tax is reported by Garton Engineering for 1982, and Mr Andrew Garton, chairman, expects the group to return to profit and resume dividend payments in 1983.

The pre-tax deficit of this maker and distributor of nuts and bolts, has been cut by £396,000 to £28,000, with turnover rising from £9.2m to £10.82m. While the results for the year show a substantial improvement, Mr Garton says the second half suffered a drop in demand of almost 20 per cent, a trend of which he warned in the interim statement.

There are still sectors of manufacturing units which are making losses, but Mr Garton is confident that this should be virtually eliminated during 1983. This, together with the beginning of an upturn in activity which is apparent on most fronts, should bring the group back to profitability in 1983.

The resumption of dividends was considered, but the directors decided that the results did not justify any payment. The last payment was a final of 1p in 1980.

Losses per share were given as 0.30p (7.85p). A reduction in employees from 600 to 440, together with integration of certain manufacturing units, accounted for about £246,000 of the extraordinary charge of £264,000 (£70,000).

There were lower tax credits of £15,000, compared with

£45,000, and after extraordinary credits the attributable losses emerged lower at £277,000 (£359,000).

**comment**

The more confident tone at Garton Engineering stems in part from some small but positive signs of an upturn in demand and the effect of weak sterling on import competition. The recession has been pummelled by the recession its dramatic cuts in workforce do not tell the whole story. Better managing arrangements and flexibility have left it far better geared to meet a revival. With latest redundancies only occurring in the last two months of 1982 the benefits of some £1m saving have yet to show through, and debt equity gearing has begun to ease since jumping to 33 per cent by year-end. Forecasting the improved trading conditions continue and some price increases can be pushed through in a firmer market, the cutbacks leave the group well able to achieve a mild recovery this year, possibly to over £200,000 pre-tax. But in the short term, while the company is not averse to a logical industry merger, the purchase in the last few days of a 51 per cent stake, that has given a small lift to shares, is so far unidentified. Yesterday the shares were unchanged at 40p, valuing the group at only £1.5m with a near 30 per cent family stake the chief deterrent to predators.

## BBA Group

## 1982 Preliminary Results

	1982 £'000	1981 £'000
Turnover:		
United Kingdom companies	61,558	55,143
Overseas companies	89,346	75,464
Total turnover	150,904	130,607
Operating profit	3,348	2,553
Share of profit of associated company	1,199	1,006
Profit before taxation	4,547	3,559
Taxation	3,315	2,652
Minority interests	1,232	907
Profit attributable to shareholders	1,244	897
Extraordinary items	683	1,239
	581	(342)
Earnings per ordinary share	2.14p	1.54p

## For 1982

Turnover increases by 15.5% to £150,904,000.

Profit before taxation increases by 27.8% to £4,547,000.

Earnings before extraordinary items increase by 39% and dividends remain unchanged at 1.74p per share.

Borrowings, at £20,525,000, and gearing, at 43.9%, show a small increase.

## For 1983

Profits are expected to show an improvement.





THE PROPERTY MARKET BY MICHAEL CASSELL

MEPC is chosen by Leamington Spa

MEPC has beaten Heron and Bryant Properties in the bid to carry out the central area redevelopment scheme in Leamington Spa, Warwickshire.

The project represents one of the few remaining, substantial town centre redevelopment opportunities in the UK and Leamington's original invitation to developers to put forward plans drew a response from a dozen groups.

Short list

The shortlist was whittled down to three last autumn and MEPC were told yesterday that they had seen off the competition. The scheme should be completed in 1986 and will cost around £15m to develop.

MEPC has one or two things to sort out first, however, not least the fact that 40 per cent of the site is still in the hands of other owners. The single largest owner, with the exception of MEPC, happens to be Arrowcroft, the development group headed by Leonard Eppel and an early contender for the project.

Talks between the two will have to take place and the local council has made it clear that, as with other minority owners on the site, it will use com-

pulsory purchase powers if necessary to enable the scheme to go ahead.

For MEPC, the good news follows its recent success in winning a similar-sized scheme in Sheffield city centre. Here again, Arrowcroft — which this week revealed details of its £40m shopping development in Oxford — were in contention.

At Leamington, the proposals entail the provision of 85,000 sq ft of retail space, 4,500 sq ft of office space, replacement banking accommodation and a 500-vehicle car park.

Two levels

The site adjoins The Parade between Warwick Street and Regent Street and is largely cleared. Frontage properties will be retained and a 20 ft fall in height across the site means the centre will be on two levels, but with both entrances on the ground floor.

Christopher Benson, managing director at MEPC, is understandably weighted: "We have put together a scheme which believe is wholly appropriate to such a beautiful town. We are very happy the council has thought likewise." Chapman Taylor are the architects for both Leamington and Sheffield.

William Cochrane reports from Monte Carlo on retail property trends

Time to smarten up the shop

but the traditional family of two parents and children at home now only represents 18 per cent of all households and is decreasing.

The prime shopping person now might be an older working woman, with or without a small family, who knows what she wants. Whitefield thinks that many shopping centres developed in the 1960s and 1970s, at a time consistent with the youth revolution, could face user-bankruptcy, and voids in a big way in the 1980s.

Decline

He sees independents, small stores, traditional department stores, variety stores and mail order houses in decline: "Some retailers will not make it into the future... traditional department stores and variety stores will die... death comes from standing still or ignoring customers."

Implicitly and explicitly, the theme of change was taken up again and again, both in and out of the conference room. Ron Gamble of Donaldson & Sons used the 213,000 sq ft St George's centre in Preston as an example.

First opened in 1964, on two levels and open to the weather, the Centre was bought in 1967 by Legal & General which in

the late 1970s decided to upgrade and enclose it at a cost of some £5m — about half the price per sq ft widely quoted for office refurbishment. The upgrading was completed a year ago.

"This development is the first major renovation in the UK of an early central area scheme," said Gamble, adding that "it is anticipated that developers will at last recognise the advantage of improving a dated but nevertheless well-located centre."

Wyndham Thomas, of the Peterborough Development Corporation (qv), but deep into regeneration with his chairmanship of Inner City Enterprises, backed him up. "Open and part-enclosed centres of the 1960s, and some of the 1970s are getting distinctly untidy in character," he said.

Waking up

"Middle income shoppers especially will tend to stay away unless centres become much more attractive, safer and comfortable; refurbishment is essential if owners are to hold or increase their share of the market. Otherwise, other developers will step in."

The owners are already waking up, according to Crispin Tweddell of designers Fitch &

Co. "A year ago," he said, "we were working on one shopping centre" (this happened to be the prize-winning entry from Oviedo, in Spain). Now Fitch is working on a dozen, virtually all refurbishments, with three or four jobs under negotiation.

It will not all be plain sailing. Fitch's client list in this area seems largely corporate or institutional — MEPC, Capital & Counties and Coal Industry Nominees among them — and Roger Harper, of agents Goddard & Smith who were deeply involved in the town centre shopping development boom, lists the snags elsewhere.

"A lot of the landlords are local authorities," he noted, "with reverse gearing built into their lease structures." This means that as rents rise they get a bigger share of the cake from the funders; they might be unwilling to rewrite those leases, he says, and that might be a pre-requisite for re-funding.

A valid, practical point. But is it not a fact that local authorities tend to be short of money? That institutions are buyers of prime shop property? Funds are well conditioned by now to the finding, purchase, refurb and up-valuation process in office property. In retailing they could find themselves with another major new outlet.

Peterborough walks off with top prize

"WE ARE creating a regional capital city," with a regional city centre," says Wyndham Thomas, general manager of the Peterborough Development Corporation. "Within that is the regional shopping centre."

Peterborough, Britain's only new town to develop an existing city centre, won the coveted International Council of Shopping Centres 1983 European Award in Monte Carlo this week for its new Queensgate covered regional shopping development.

Mr Thomas, in Monte Carlo for the ICSC's 8th European conference — and incidentally, to pick up the award — seemed tacitly to be acknowledging reservations expressed by some of the UK contingent.

They questioned the size of the £100m, 650,000 sq ft gross lettable area scheme, noting that it has added around 50 per cent to shopping space in Peterborough city centre, bringing it up to about 1.3m sq ft.

They wondered about the relatively far flung nature of the scheme's 700,000 catchment population, maintaining that a less dispersed catchment of that size would indicate Zone "A", rents of up to £60 a sq ft for unit shopping, rather than the £40 to £45 which Peterborough is setting.

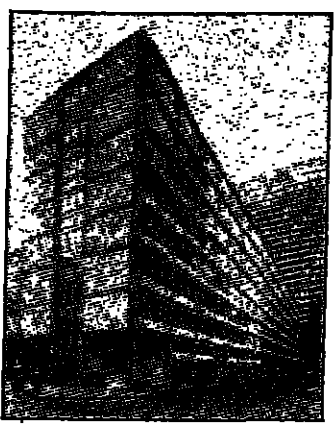
The PDC, meanwhile, points to its excellent road and rail communications and the 15m shoppers it has had in the scheme since it opened just over a year ago. It might also have quoted the award committee: "Queensgate... enhances and has not destroyed the existing primary shopping facilities."

Queensgate, sharing the award with the new Salesas centre at Oviedo in Spain, won it against competition from major new shopping developments in the UK, France, Spain and Switzerland. The Swiss entry, the Railway Station shopping centre at Dodgeman, was granted an award in the smaller scheme category.

No other big shopping centre in Britain has ever won an award, the only previous UK winner being Federated Land for its Hempstead Valley scheme near Rainham in Kent.

The scheme was developed and designed by the PDC, the main room behind the city's expansion; more than 40,000 people have moved there since 1970. Hillier Parker advised, from planning consultancy through to letting. Queensgate was built by John Laing with Norwich Union as the major funding institution.

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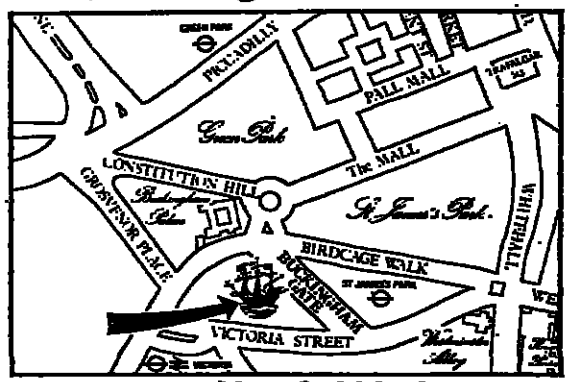
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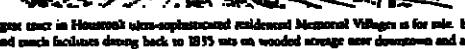
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Incorporated in the Republic of South Africa

## NOTICE TO HOLDERS OF DEFERRED SHARE WARRANTS TO BEARER PAYMENT OF COUPON No. 70

With reference to the notice of declaration of dividend advertised in the Press on 18th March 1983, the following information is published for holders of share warrants to bearer.

The dividend of 25 cents per share was declared in South African currency. South African non-resident shareholders' tax at 2.75025 cents per share will be deducted from the dividend payable in respect of all share warrant coupons leaving a net dividend of 22.24975 cents per share.

The dividend on bearer shares will be paid on or after 6th May 1983 against surrender of coupon No. 70 detached from share warrants to bearer as under:-

(a) At the office of the following continental paying agents:

L'Européenne de Banque  
21 Rue La Fayette  
75028 Paris  
Banque Bruxelles Lambert  
24 Avenue Marix  
1050 Brussels  
Société Générale de Banque  
3 Montagne du Parc  
1000 Brussels  
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2 Boulevard Royal  
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Credit Suisse  
Paradeplatz 8  
8021 Zurich  
Union Bank of Switzerland  
Bahnhofstrasse 45  
8021 Zurich  
Swiss Bank Corporation  
1 Aeschenvorstadt  
4002 Basle

Payments in respect of coupons lodged at the office of a continental paying agent will be made in South African currency to an authorised dealer in exchange in the Republic of South Africa nominated by the continental paying agent. Instructions regarding disposal of the proceeds of the payment so made can only be given to such authorised dealer by the continental paying agent concerned.

(b) At the London Bearer Reception Office of Charter Consolidated P.L.C., 40 Holborn Viaduct, London EC1P 1AJ. Unless persons depositing coupons at such office request payment in rand to an address in the Republic of South Africa, payment will be made in United Kingdom currency either:

(i) in respect of coupons lodged on or prior to 29th April 1983 at the United Kingdom currency equivalent of the rand currency value of their dividend on 28th March 1983; or

(ii) in respect of coupons lodged after 29th April 1983 at the prevailing rate of exchange on the day the proceeds are remitted, through an authorised dealer in exchange in Johannesburg to the London Bearer Reception Office.

Coupons must be left for at least four clear days for examination and may be presented any weekday (Saturday excepted) between the hours of 10 a.m. and 3 p.m.

United Kingdom income tax will be deducted from payments to any person in the United Kingdom in respect of coupons deposited at the London Bearer Reception Office, unless such coupons are accompanied by Inland Revenue non-residence declaration forms. Where such declaration is made, the net amount of the dividend will be the United Kingdom currency equivalent of 17.5 cents per share arrived at as follows:

	South African Cents per Share
Amount of dividend declared	25.00000
Less: South African non-resident shareholders' tax at 11.001%	2.75025
	22.24975
Less: U.K. income tax at 18.999% on the gross amount of the dividend of 25 cents	4.74975
	17.50000

For and on behalf of  
Anglo American Corporation of South Africa Limited  
London Secretaries  
J. C. Greensmith

London Office:  
40 Holborn Viaduct  
London EC1P 1AJ  
24th March 1983

Note:  
The Company has been requested by the Commissioners of Inland Revenue to state:

Under the double tax agreement between the United Kingdom and the Republic of South Africa, the South African non-resident shareholders' tax applicable to the dividend is allowable as a credit against the United Kingdom tax payable in respect of the dividend. The deduction of tax at the reduced rate of 18.999% instead of the basic rate of 30% represents an allowance of credit at the rate of 11.001%.

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London No. 108, due April 1st, 1983 at 8% per cent First Cumulative Preference Shares. Coupon No. 108, due April 1st, 1983 at the rate of 8% per cent First Cumulative Preference Shares.

Ordinary Shares  
Coupon No. 33 at the rate of 8% per cent First Cumulative Preference Shares.

25% Dutch Dividend Tax will be deducted from the dividend of the United Kingdom and other countries with which the Netherlands have concluded a tax agreement, and are advised to consult their bankers in order to obtain their dividend, free or partly free of Dutch Dividend Tax.

Holders of Ordinary Shares, registered with the Company will receive the dividend at the rate of 8% per cent First Cumulative Preference Shares.

Coupons forwarded from the United Kingdom will only be accepted if accompanied by the usual declaration, received in accordance with the regulations in force in the Netherlands.

By Order of the Board,  
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## INTERNATIONAL COMPANIES and FINANCE

## SEMICONDUCTOR COMPANY FAILS TO LIVE UP TO EXPECTATIONS

## Intel enters awkward period of adolescence

BY LOUISE KEHOE IN SAN FRANCISCO

INTEL CORPORATION, the wonder child of the U.S. electronics industry, is entering the awkward stage of adolescence. Like many a 15-year-old, Intel, a leading maker of semiconductor devices, seems to have lost its charm.

As the company approaches annual revenues of \$1bn, it is not living up to the expectations of its ambitious founders, or to the forecasts of analysts.

Even so, in the worst recession in the history of the semiconductor industry, Intel has performed better than most competitors - but not well enough by its own standards.

Intel's net revenues for 1980 were \$254.6m with net profits of \$98.7m. This represented a revenue increase of more than 29 per cent on 1979 and an income increase of more than 24 per cent. Profits dropped sharply to \$27m in 1981 on revenues of \$768m, then recovered to \$30m last year on revenues of \$899.8m.

Intel's growth rate mirrors the growth of the market for integrated circuits. As the economic decline comes to an end, the semiconductor market is expected to soar to new heights, and Intel aims to regain its "natural stride" with annual growth of between 25 and 30 per cent.

The business slowdown has brought problems to the surface at Intel that were not apparent in the growth scramble. Then it seemed that Intel could do no wrong. The company was always first with a new technology, always first to see a new trend, and always first to tell the world about it.

Recently, however, Intel has made mistakes. Some of them, industry analysts believe, may have a long-term impact on the company's future.

Intel has been trying to offset its dependence on the roller coaster cycles of the semiconductor market by diversifying into commercial computer systems. But it has taken longer than expected for the company to make headway in the computer market.

Analysts suggest that selling computers requires a very different approach from selling chips, but Intel's S. Grove, Intel's president, disagrees. "If anything, we have not taken a sufficiently chip-like approach for too long."

In a recent management shake-up, Intel rejected the marketing policies of the computer industry veterans that it had hired to run its new computer business. It now defines its systems products as "building blocks" that can be used to build up computer systems. "We are more

comfortable with that," says Mr Grove.

A two-year industry-wide recession in semiconductor sales has also shown up some flaws in Intel's marketing components business.

"Intel's profit margins on component sales have been almost decimated during the past two years because of severe price competition," says Mr John Lazio, an analyst at Hambrecht and Quist.

"Intel has the broadest exposure to the Japanese suppliers as almost two-thirds of corporate revenues and almost all of the company's semiconductor devices are positioned opposite the Japanese competitive thrust."

The company must keep ahead of the competition by driving its superior circuit design and processing technology. Intel's strength is in innovative products that carry a profit premium and enable the company to establish a large market share before its competitors catch up.

It plans to spend \$130m on research and development this year, despite its reduced earnings. The company's financial position has been significantly boosted by IBM's investment of \$250m to buy a 12 per cent shareholding.

Not all of Intel's efforts to innovate are paying off, however. It failed to meet its stated goal of generating more than 50 per cent of revenues from new products last year. Less than 40 per cent was "not good enough for Intel," says Mr Grove.

Worse, Intel's biggest single development project is directed at the design of a new class of microprocessors called the 432. The goal of the project is to redesign the way a microcomputer works, and to make it more reliable, faster and more powerful. Intel has already ploughed more than \$50m into the 432 project, but after two years on the market, the 432 is hardly a success.

Mr Grove admits that the 432 has not taken off as quickly as he had hoped. "But technically, we are on the right track." The company remains committed to the project, he stresses, even though it has recently cancelled plans to build its own computer systems around the 432. Mr Grove is convinced that the 432 investment will pay off eventually, but it may be another two or three years before the 432 - or its successor - comes into its own. Intel is reportedly working a joint project with Siemens to develop a new version of the 432.

The company is expected to be relatively late with its "32-bit" microprocessor. Intel's 386 is scheduled for introduction in the second

half of 1984, by which time competing chips from Motorola, National Semiconductor and Zilog are expected to have been on the market for valuable months.

Intel's managers are adamant that the company is not losing its technological lead.

When the all-important 386 appears it may well be more advanced than its competitors, but as Intel knows better than most, being first is almost more important than being best in the microprocessor market.

Intel was the first chipmaker to launch a 16-bit microprocessor and although competitive devices introduced later gave better performance, Intel still leads the market.

Though well known for its microprocessor products, Intel is also the world's largest maker of MOS (metal oxide semiconductor) memory devices. It leads the market for microcomputer memories called Epmos (erasable read only memories) that do not "forget" when the power is turned off. Sales of its Epmos have boomed for the past year to an estimated total of \$315m, more than twice the sales of any of its competitors.

But now the company is playing catch-up in memory technology, too, with two spin-off companies -

SEEQ Technology and Xnor - each offering more advanced parts in important sectors of the memory market.

More troubling is the Japanese interest in the Epmos market. The next Japanese thrust is expected to be in Epmos and microprocessors. "They will dominate the market and sharply reduce prices," Mr Lazio predicts.

Ironically, though the Japanese represent a serious challenge to Intel, the company's sales in Japan grew by more than 25 per cent last year to account for about 10 per cent of its components business. That does not warm Intel towards the Japanese.

"So long as we have a sole source product, we can have all the business (in Japan) that we like. Once that product is made by Japanese manufacturers, our business declines precipitously," Mr Grove says.

Intel managers are now "cautiously optimistic" that the two-year recession is nearing an end, but they lack conviction in predicting an economic upturn. Twelve months ago, Intel thought it saw signs of a recovery and acted by hiring 3,000 additional workers and gearing up production. That improvement turned out to be short-lived.

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## URGENT

NOTIFICATION OF INDUSTRIAL ACCIDENTS AFTER 5th APRIL 1983

## GUIDANCE TO EMPLOYERS

After 5 April 1983 the Industrial Injuries Benefits Scheme through which HSE receives a flow of information is to be abolished.

Employers are reminded of their continuing legal obligations -

- to report immediately (normally by telephone) to the relevant enforcement authority any fatal, major injury or any prescribed dangerous occurrence. These reports to be confirmed in writing within seven working days.

- to keep records of all accidents resulting in incapacity for more than three days.

- to complete the forms for industrial disablement or sickness payment when invited to do so by the DHSS. These forms will continue to be sent to HSE by the DHSS.

Health & Safety Executive

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SUBARU. THE FUTURE IN FOUR WHEEL DRIVE.

You could be excused for thinking that some species of the genus four wheel drive had already reached unsupportable proportions.

Particularly when you compare them with the new Automatic 4WD Estate from Subaru.

Its standard specification includes such refinements as power steering, electric windows and door mirror. Plus a few luxuries that money can't buy from other 4WD manufacturers.

On-the-move engagement of four wheel and front wheel drive is by push button, conveniently situated on the automatic gear selector. Making it barely necessary to move the left hand, let alone the left foot.



## FINANCIAL TIMES SURVEY

Friday March 25 1983

## Office Property

With too many buildings chasing too few occupiers, rental growth has been restricted while investment and new development activity has become more subdued. Top rents can still be found for a limited number of buildings in some towns and cities.

## Market waiting for recovery

BY ANDREW TAYLOR

THE OFFICE PROPERTY market looks a little jaded these days and clearly needs the kind of face-lift that only recovery from economic recession can bring.

The same forces that have brought the manufacturing sector to its knees over the past three years have also been chipping away at the hitherto solid foundations of the commercial property market.

An increase in new office building, as the schemes conceived and started in the late 1970s and early 1980s approach completion, has coincided with a deep and long-lived recession which has restricted demand and frustrated expansion plans.

Tenants who might have been queuing to occupy all the space now being built, instead have been anxiously examining their corporate wallets to see if they can afford the offices they already occupy.

The result has been a steady increase in the amount of vacant office space on the market in many cities and towns. With too many buildings chasing too few occupiers, rental growth has been restricted while investment and new development activity has become more subdued.

Those who earn their living from buying, selling or letting property are clearly having to work harder for their money. But the market, although difficult, is not impossible. Landlords may have to wait before they fill their buildings but deals are still being done.

There have been few, if any, forced sales and no dramatic collapse in rents as has been

seen in previous recessions— notably in 1974-75 when the bottom fell out of the commercial property sector.

In fact, commercial property, by comparison with some other sectors, has so far escaped relatively unscathed from the present recession. None the less, signs of strain are clearly visible in the growing volume of estate agents' signboards proclaiming empty offices to let.

The early marketing of major schemes, some of which may be many months away from completion, has added to the stock of offices chasing occupiers.

Some developers are clearly concerned that the lettings may deteriorate and that they will be left with expensive premises on their hands if they wait to market their schemes. But there appears to be something "self-defeating" about the early marketing of a building when there is already a surplus of office accommodation on the market.

Hillier Parker May and Rowden in its survey of available office accommodation includes the only premises of 20,000 sq ft or more which will be available for occupation within 12 months. The agents figures show that since January 1, 1981, the volume of office space on the market in Britain has risen by more than 50 per cent to just over 23m sq ft.

According to Hillier Parker, the most rapid expansion in available floor space has occurred in London's West End where available office accommodation has risen from 1.1m sq ft in January, 1981, to 2.7m sq ft by the end of last

year—an increase of 145 per cent. In London as a whole available floor space has risen by just over 90 per cent, from 5.8m sq ft to 11m sq ft.

Elsewhere, agents say that available floor space in the South-East (excluding London) has risen by 56 per cent since January, 1981, and by an average 24 per cent in the rest of the country.

A large proportion of the office space coming on to the market has been in new buildings. For example, of the 5.7m sq ft offered during the second half of last year, about 2.4m sq ft was in new buildings. Stockbrokers Quilter Goodison say that the over-supply in both the office and industrial markets "has come about less from any downturn in demand for space and more from the actions of over-enthusiastic developers."

The brokers claim that new development has been encouraged by a perception that the present Government may provide more favourable conditions for development than past or future governments, an easier climate for obtaining planning permissions, and a decline in construction costs of about 25 per cent in real terms since the end of 1979.

## Pace

The pace of new office development is clearly visible in construction figures for 1982, recently published by the Environment Department. These show that output in the private commercial sector rose by more than 16 per cent compared with a 1.5 per cent volume increase for all construction activity.

Most construction analysts expect the level of private commercial activity to slow over the next few years as major schemes now under way are completed.

There may even be a gap before the next upturn in office building comes, particularly if increases in rents lag behind

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the expected recovery in construction tender prices. At this point space shortages may start to emerge as the present programme of new developments is taken up. Rents may then be expected to rise more sharply, encouraging another new round of building.

It is more difficult to ascertain what is immediately in store for investment and rental prospects. In the main, office rents are showing little or no inclination to rise and in most locations will have fallen in real terms once special deals and rent-free periods are taken into consideration.

The market, however, has not been uniformly sluggish. Even in the deepest of recessions there have always been buyers of luxury cars just as there are always people prepared to pay top prices for prime office space in areas of strong demand.

Thus office rents in the so-called inner core of the City of London—those few key streets around the Bank of England and the Stock Exchange—continued to rise strongly last year.

Elsewhere in the City, rental values came under increasing pressure as the stock of offices available for letting in the EC postal districts almost doubled last year to 4.2m sq ft compared with a take-up in 1982, according to Richard Ellis, of 2.3m sq ft.

The existence of a strongly-defined two-tier market, with

a minority of prime properties continuing to hold their value while secondary properties in poorer locations suffer, is equally evident in other parts of the country. The rental chart published by Bernard Thorpe reflects some of the wide disparities in rental values and performance around the country.

Tim Bloomfield of Clive Lewis and Partners believes that the performance gap between prime and secondary office properties will remain just as wide in 1983.

"However, if the building does not fall within the right category you may still not find a tenant in 1983 even at concessionary rentals," Mr Bloomfield says.

A number of investment institutions have reappraised their attitude towards commercial property in the light of the climate for lettings and the dull outlook for rental growth. Prime office yields having held remarkably steady during the first two years of recession, they started to shift off the bottom last summer as sentiment began to turn against the property market.

Institutions have become more selective about the type and quality of property they are prepared to invest in. None the less, top prices are still being paid for a small number of really prime investments. Since

RENTAL MOVEMENTS			
	Prime rent/sq ft	Secondary rent/sq ft	Movement in last 6 months
Aberdeen	\$6-7	\$4-5	Nominal increase
Bromley	\$9-10.50	\$6-8	No change
Birmingham	\$4-5.50	\$1.75-2.25	No change
Bournemouth	\$5+	\$2.50-3+	Prime up to 10% in year Smaller secondary 20%
Bradford	None available	Older £1-1.50 Good secondary	No change
Brighton	\$6.50	\$4	No change
Bristol	\$6	\$2-3	No change
Cardiff	\$5	\$2-2.75	Small increase
Croydon	\$11.50	\$7.50	No change
Coventry	\$2.50-3.50	\$1.75-2.5	No change
Edinburgh	\$4.50-5.50	\$2-4	No change
Glasgow	\$6-8.50	\$2.50-4	Nil
Leeds	\$5.25-6	\$2-4	+9% prime
Liverpool	\$5	\$1.50-2.50	No change
London (Mayfair)	\$20-24	\$14-16	Nil
London (West Central)	\$15-17	\$9-13	Nil
London (City)	Up to £32	Up to £20+	Prime 8%, Secondary 4%
London (City fringe)	\$9-17	\$6-10	Nil
Victoria	\$16-17	\$12-14	Nil
W. London (Chiswick, Ealing, Hammersmith)	\$10-13	\$8-10	Nil
Manchester	\$6.50	\$2.50	No change
Nottingham	\$3-4	\$1.75-2.50	Nil
Newcastle	\$4.50-5	\$2-3	Little change
Reading	\$12	\$8-10	5% increase
Sheffield	\$4-5	\$3+	5% increase in year
Southampton	\$4.50-5.25	\$2.50-3.75	No change

Source: Bernard Thorpe, Annual Property Survey January 1983

last summer prime office investment yields have risen from 4 1/2 to 5 1/2 per cent, according to figures published by Healey & Baker.

Lower interest rates and declining inflation should reduce the competitive pressures on property investment but the office market cannot expect any fundamental improvement in its fortunes until the economy itself shows genuine signs of recovery.

## OFFICE SPACE AVAILABLE

	Placed on market	Let	Available at end of period
January 1 1981	—	—	14.88
January-June 1981	3.98	3.47	15.14
July-December 1981	6.76	3.00	18.69
January-June 1982	5.37	2.23	21.3
July-December 1982	5.73	3.03	23.03

Source: Hillier Parker May and Rowden.

Richard Ellis  
World Wide Offices

## Finsbury House

23 FINSBURY CIRCUS, LONDON EC2  
29,000 sq. ft. New self-contained air-conditioned building.

## TO LET

Contact City Office  
Joint Agents: The City Surveyors



## Wellington House

WATERLOO  
Sited close to Waterloo Station. A magnificent air-conditioned office building finished to an unrivalled specification. 124,000 sq. ft. available in suites from 25,000 sq. ft.

## TO LET

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## Chiswick Centre

LONDON W4  
41,560 sq. ft. New air-conditioned office development with 65 car parking spaces. Situated 1/2 mile from M4 motorway, midway between Central London and Heathrow Airport.

## TO LET

Contact West End Office



## Bradley Court

SWINDON  
67,590 sq. ft. Air-conditioned, exceptional Headquarters building with 78 on site car parking spaces.

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Joint Agents: J.P. Sturge & Sons.



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HOPE ST./RENFREW ST. GLASGOW  
Air-conditioned accommodation in modern office building available in suites of 3,000, 4,400, 5,100 sq. ft. up to 40,000 sq. ft. Fully carpeted and early entry available.

## TO LET

Contact Office Dept. Glasgow

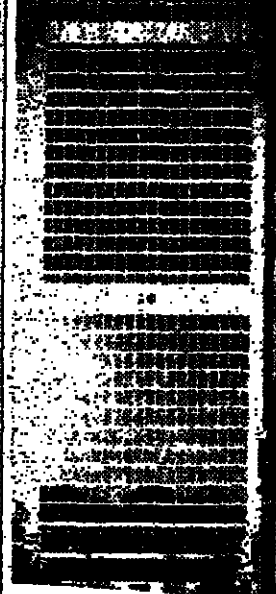
Richard Ellis,  
Chartered Surveyors

City Office  
64 Cornhill  
London EC3V 3PS  
Telephone: 01-283 3000

West End Office  
210 Bruton Street  
London W1A 2BN  
Telephone: 01-406 0426

Manchester Office  
York House, York Street  
Manchester M60 2DB  
Telephone: 061-236 9835

Glasgow Office  
75 Hope Street  
Glasgow G2 6JL  
Telephone: 041-204 1351



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NO. 1 UNDERSHAFT, LONDON EC3  
55,390 sq. ft. on five floors. Available in floors of 11,078 sq. ft.

## TO LET

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NEW MALDEN, SURREY  
A fully refurbished Headquarters building providing approx. 96,600 sq. ft. of air-conditioned office accommodation with private parking for 220 cars. Completion late Summer 1983.

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Contact West End Office  
Joint Agents: Edward Erdman

## Spectrum

BRISTOL  
An outstanding office Headquarters building of 117,000 sq. ft. Completion Spring 1984.

## TO LET

Contact West End Office  
Joint Agents: Harriet Taylor Cook.

111  
Piccadilly

MANCHESTER  
Superb modern office accommodation, in floors from 3,500-78,000 sq. ft. 42 car parking spaces. Available April 1983.

## TO LET

Contact Manchester Office

Copies of the:  
**'United Kingdom Property Report 1983'**

are now available from  
64 Cornhill  
London EC3V 3PS



# TO LET

**Richard Sheridan House,  
10 Hertford Street,  
London W1**  
Elegant period office building  
with pied à terre.  
7,700 sq.ft. approx.

## To Let

Contact Grosvenor Street Office

**Abbey Court,  
Royal Tunbridge  
Wells**

An impressive new headquarters  
office building available summer  
1983.  
24,500 sq.ft.

## To Let

Joint Agents: Horner Hill & Ptnrs,  
Geering & Colyer  
Contact Grosvenor Street Office

**Walpole House,  
London W5**

Prestige new development in an  
established office area of Central  
Ealing. Entire building let but  
fourth and fifth floors available  
for sub-letting.  
4,505 and 5,340 sq.ft.

## To Let

Joint Agents: Jones Lang Wootton  
Contact Grosvenor Street Office

**21 Dorset Square,  
London NW1**  
Excellent combination of  
executive and open-plan offices  
in high-quality development.  
2,095 sq.ft. - 15,300 sq.ft.

## To Let

Joint Agents: Leslie Lintoft & Associates  
Contact Grosvenor Street Office

**Coal House,  
Harrow, Middlesex**  
Centrally located modern  
headquarters building with  
extensive car parking.  
50,000 sq.ft. - 93,000 sq.ft.

## Lease by arrangement

Contact Grosvenor Street Office

**189 St. Vincent  
Street, Glasgow**

Entire period office building  
3,500 sq.ft. plus 4/5 car garage in  
prime office location. Ideal small  
headquarters building.

## To Let

Contact Scottish Office

**Glen House,  
Tottenham Court  
Road, London W1**

Flexible modern offices on  
exceptionally competitive terms.  
20,000 sq.ft.

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Contact Grosvenor Street Office

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Twickenham,  
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Impressive new development.  
Self-contained office building  
with car parking.  
8,400 sq.ft.

## To Let

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**Commercial  
Union House,  
122-128 St. Vincent  
Street, Glasgow**

5th and 6th floors now to let with  
car parking in this prestige new  
air-conditioned office block in  
one of the finest office locations  
in the city.

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Joint Agents: Richard Ellis  
Contact Scottish Office

**Garrick House,  
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London WC2**

Excellent newly refurbished office  
property in Covent Garden.  
Finished to extremely high  
standard.  
16,150 sq.ft. approx.

## To Let

Contact Grosvenor Street Office

**Edward  
Erdman**  
Surveyors

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London W1X 0AD  
Tel: 01 629 8191

23 College Hill,  
Cannon Street  
London EC4A 2RT  
Tel: 01 236 3611

184 St. Vincent Street  
Glasgow G2 5SG  
Tel: 041 221 8345

## OFFICE PROPERTY II

Moving to premises outside London has a number of advantages

# Relocation: costly but worth it



Solar House, New Barnet, in north London, which United Dominion Trust moved staff to from its Eastcheap offices in the City

CAST AN EYE down a company's record of past annual profits and the reason given for a particular break in an otherwise commendable progression may well be that the company moved premises that year. Relocation is costly in terms of time, money and effort but more corporations seem willing to undertake the problems of double-running an overhead costs while a move is taking place, the downtime on expensive capital equipment that goes with it and, not least, the sheer hassle of bedding down the staff that makes the move and training replacements for those who refused to budge.

The strongest theme in this relocation is de-centralisation. Was it purely good luck and good management that the Location of Offices Bureau scored that initial success in persuading businesses to shift out of the capital? Perhaps so, but a corporate treasurer knows a good thing when he sees one and a strategy which cuts rents, rates and staff costs within an increasingly tight budget is clearly deemed a good thing.

At the risk of over-simplification, the growing need to cut operating costs provides the principal thrust for today's relocation trends. What sense does it make to employ rows of clerical staff behind ledgers, typewriters and telephones in Central London—where the all-in cost of accommodation can reach as much as £50 per sq ft—when the same people can be absorbing as much as £20 per sq ft less outside London?

## Speedy

Hand in hand with the cost-cutting impetus is the continual improvement in communications elsewhere in the country which, as anybody who uses public or private transport in the capital will testify, hardly seems to affect London. British Rail may have struck the right note in this age of speedy communications when it recently provided a high-speed train service at last to the Republic of South Wales. The international gas manufacturer, probably pointed out the rising level of irritation with London's logjams when it pulled its key staff out of Hammersmith and transferred them to new headquarters in Ascot; to reach

Heathrow Airport is a much simpler proposition from this particular part of Berkshire.

It is interesting to note, however, that companies are not shifting because of any perception as to how new technologies will facilitate communications. W. Greenwell, the stockbroking firm, recently asked people they knew were contemplating a de-centralisation move and found that relocation was far more a response to past improvements, such as the rail and international telephone links, than any planning for, or response to, say, electronic data.

In developing the theme of shrinking demand for headquarters space in central London, the brokers believe that "ultimately the exodus of major companies from really large administrative complexes, and the consequent move and investment, will carry bigger implications for future property values than any careful consideration of whether properties are presently a bit under- or over-valued, now against other investments."

Greenwell found 21 companies considering a major move away from London and discovered that these companies alone occupy more than 3m sq ft in the capital, equivalent to about 15 per cent of all the office space now available to let or buy there.

"The volume of recent new individual companies' plans to move adds up to an unprecedented flood," Greenwell says.

The brokers also challenge the commonly-held notion that it will be just the fringe accommodation areas, not the vital central locations, which will be affected by these changes. The City, for example, has been affected by the moves, planned, impending or actual, of Midland Bank, which has vacated 60 Gracechurch Street, the First National Bank of Chicago, the Hongkong and Shanghai Banking Corporation, which is leaving the prospects of leaving its 99 Bishopsgate offices, and Commercial Union and United Dominions Trust which is planning to quit 45,000 sq ft in Eastcheap.

But ICI seems to have set the ball rolling of what remains or at least focused attention on relocation, when it an-

nounced plans to move 1,000 staff out of its Millbank headquarters, close to the Houses of Parliament, in an operation to streamline management.

Other major companies remain committed to London but will be planning to upgrade their existing accommodation rather than take new space in big new speculative office developments.

Shell, for instance, occupies several large office blocks in the centre but the giant oil group now proposes to refurbish its Shell Mex House offices in the Strand, "a building of Millbank-like scale and vintage" which it will undertake while occupying the premises. Shell, the brokers point out, "was previously listed as a 'key tenant for development proposals such as the trouble-fraught comprehensive plans centred on Coin Street, South Bank'."

## Rely

Greenwell concludes that the speculative developers may no longer rely on industrial majors to take space in headquarters projects.

The news is by no means all bad for rental and asset values in London, which is perhaps just as well for the quoted companies since something over half their assets lie within the capital. The broker cites Midland Bank's sale of its Gracechurch Street, freehold to a major French bank and Land Securities' letting of its 130,000 sq ft King William Street House building by London Bridge to a single merchant bank as two examples of what remains a fluid two-way letting market in parts of central London.

Rent increases, though, are providing strong stimulus for at least considering relocation. Greenwell found that "fully one half have sustained or are due for a rent review on their main London accommodation within the next three years, and in some cases the review is the first for decades and must be sizeable."

And an estate agent, Richard Ellis, has more to say on the subject in its recent survey of moving offices. Going Places. "It is now rare for a 21-year lease with no rent review to be available in Central London. Leases with review or rental stages at five-yearly intervals are much more common and many have upward-only rent escalation clauses."

At even shorter intervals, rate and service charges can rise sharply. Unless action is taken, costs of accommodation can become a serious drain."

The estate agent lists five principal considerations to be analysed carefully before a successful move can be made. Location and suitability of premises, adequacy of communications, the financial aspects, the effect on staff and personnel requirements and, lastly, organisation and systems. It having weighed up the pros and cons and decided to take the plunge, a business should use the inevitable disruption to make a critical self-examination of its organisational structure and methods of working. "It should discover that it can do many things more quickly, more efficiently and hence more cheaply. That may be one of the more substantial, if hidden, advantages of relocation."

Ray Maughan

The supply of research and practical guidance is growing

# Confusion over new technology

"IT" is no cuddly alien waiting to melt young hearts—far from it. IT is the ogre of information technology waiting to turn vast areas of busy offices into dusty corridors echoing to the footsteps of lonely watchmen and their guard dogs. Well, that is the view of some commentators on future office demand. Others welcome information technology, or IT, with open arms.

As far as office application is concerned, information technology is still in its relative infancy. Inevitably, a confusing number of pictures have been drawn of what offices will look like in ten and 20 years' time. Some commentators have come to the conclusion that information technology will make large tracts of current office accommodation redundant, put vast numbers of office workers out of work and turn property development to its head because we will all work from home.

Other forecasters believe that microchip technology will actually create jobs and demand for office space will be increased. The truth of the matter probably lies between the two.

The Government's launch of "Information Technology Year" in 1982 should have done much to increase awareness of how IT will affect business and leisure time. But there is still a long way to go before office design catches up. As one property man recently put it: "Developers are being pulled into providing better flexibility by the tenants. They are often more sophisticated in new IT developments than the designers."

However, there is a growing supply of research and practical guidance being published on information technology and how it will affect design and, ultimately, the level of demand. The Centre for Advanced Land Use Studies (CALUS) recently published a lengthy report on IT and its impact on office demand. The CALUS research unit at the College of Estate Management in Reading came to the view that IT has had more significant impact upon the type of office space needed rather than the amount required.

CALUS is also publishing a series of 12 books, The Property Development Library, the first

volumes of which will be out in a few weeks. Among the initial offering of four books is Office Design Today and Tomorrow by Tony Salata of the London Surveyors' Leighton Goldhill. The book's aim is to explain the systems of office development in these changing times, and not just for those on the periphery of development activity.

What exactly is information technology? IT, based largely on microprocessors, allows information, whether it be words, voice or data, to be transmitted from one place to another. It sounds simple but the concept is, as CALUS describes it, "the convergence of the three previously distinct fields of computing, communications and office."

## Flexibility

Flexibility is the key. In the ideal office of the future every desk will be a data point, according to Mr Salata. It may just be for the recording of text such as a typist, or it may be an executive position where the technology sitting there will have to have the capabilities of transmitting and receiving information and monitoring data.

IT will obviously allow office functions to be performed in new ways. For example, the introduction of word processors in place of typewriters is a well-established form of IT that most offices are already acquainted with. But IT goes deeper than that. The consequences as it develops will be to change the pattern of office activity and, according to CALUS, the "very nature of office work."

For the moment one of the main problems facing property developers is the creation of flexible structures that will provide facilities for all those data points of the future which the ordinary desks of yesterday. Every point will need power and the facilities to transmit and receive data and, presumably, tenants will be unwilling to put up with miles of cable running around their desks.

Clearly, greater use of suspended floors and ceilings will be needed. That is hardly high technology but already more modern methods are being introduced. In the United States flat cables, virtually as thin as paper, have been in use for five

years or so for the transmission of both power and data.

As yet electrical engineers in Britain cannot use such cables in offices because they do not conform to the regulations. But no doubt it will come one day and then flat cables can just be run under the carpet.

Future development will also make increasing use of fibre-optic cables. It may be a long while before this system becomes commercially viable for office use but optic cables are remarkably small compared to the traditional ones in use now. By the time the technology that is already with us comes into wide use in offices those suspended floors will hardly need any depth at all.

Ultimately, computer units will be linked by infra-red rays and not wires at all. The technology is available but it would be horrendously expensive to try it in the average office at present.

And with all those visual display units scattered around the office, traditional office lighting may need to be replaced by lighting reflected off the ceiling and desk lamps.

The coming of IT provides the opportunity for change but so far it appears to have had only a limited impact on the overall demand for office space in Britain. The research done by CALUS shows two distinct patterns. In some cases IT has meant fewer office jobs, while in other organisations the change has resulted in each employee ending up with more space. That seems to take us back to the two totally different scenarios presented at the beginning of this article.

However, the researchers come to the view that: "Although IT may dampen the overall demand for office space, it would be wrong to assume that there will be a greatly reduced need for more office development. The nature of demand has changed significantly and many existing office buildings have become functionally, if not physically, obsolete."

"There is therefore a continued need to provide more office space both in new developments and by refurbishing existing buildings to match tenants' changing requirements."

That view was echoed in another report from the research department of London-

based surveyors Richard Ellis who have just published a booklet, "The Impact of the microchip on the demand for offices." The report reviews the supply of offices from a survey of office users.

There is no evidence that office space has been reduced as a result of new microchip-based equipment when there had been an opportunity to do so.

There is no evidence that floor space requirements will be reduced over the next five years because of new equipment.

Companies who have moved to larger premises were found to have a higher than average use of word processors.

No link can be established at present between the introduction of microchip equipment and a reduction in demand for accommodation.

The demand for space is more closely associated with business expansion or contraction than any other factor.

The majority of users are not yet using microchip equipment but an increasing intention to do so is apparent.

There are good grounds for anticipating that any floor space released by the introduction of microchip equipment will not become surplus to requirements but will be utilised by redesigning office layout.

The trend of growth in the service sector has had far more impact on demand than new technology and the future for this sector is what should be considered in particular when researching office demand.

## Sanguine

Richard Ellis takes a more sanguine view of IT than some of its counterparts. Yet if the electronic office is further away than some of the suppliers of equipment like to believe, changes in office thinking are in train.

Nothing will happen overnight but if development and investors want to keep a successful portfolio they must provide what tenants want. In the uncertain and rapidly changing world of IT that is not so easy. It is hard to envisage London's office blocks becoming crumbling monuments to yesterday's requirements, yet equally it is hard to believe that they can remain as they are.

Terry Garrett

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## OFFICE PROPERTY III

Why the modern office block  
is a machine for working in

## Design criteria demanding flexibility

AS AREAS of over-supply have opened in Britain's office property market, tenant power is on the rise. It has manifested itself in static rent levels or worse, in modified leases and in selectivity to the point, as one observer puts it, that "office buildings have to fit the clients' needs like a glove if they are going to sell."

The objective of speculative development, of course, is not to produce custom-made buildings. So architects, designers, developers and the investment institutions producing the funds are putting flexibility high on the list of design criteria.

John Bampton, a creative director of the international design consultants Fitch & Company, pinpoints two interesting aspects of the current office design scene.

"Good developers and good funders are at last tuned in to what the user needs," he says. "In this market, users have strong ideas, not only on what rent they should pay but also what a building should do for them." He puts the flexible layout of space, and the ability to sub-let part of it, high on the list of users' requirements.

For Fitch this has meant that in work with major developers like Greycourt City Offices, it came in as early as possible alongside the architects on the first phase of the company's Victoria Station redevelopment in London, which is to produce 200,000 sq ft of office space.

### Studies

The company has also done studies for Greycourt on its Finsbury Avenue scheme near London's Liverpool Street station. "We tend to work on a number of planning examples," Mr Bampton says. "For instance, if accountants are going to take the space, what will they be looking for?"

Fitch is known as the consultants which wants to see buildings constructed from the inside out—an interior designed to the user's requirements, and a shell built around that. The market, as Fitch sees it, wants buildings capable of taking any end user, with a marriage of cellular and open space in whatever proportion is required.

"It is those buildings with flexibility and good architecture which are going to be let," says Mr Bampton. "Mediocrity is going to take a back seat."

His second aspect—"less dynamic, but important"—takes in some interesting observations of the market for refurbishment. "With the cost of building today," he says, "there is an amazing legacy of 1960s buildings with exciting refurbishment prospects of quick gains, and quick yields."

### Energy

"The typical 1960s building," he says, has a good structural format and in many cases classic grids within which one can plan. "In many cases, however, they are without wire management systems, suspended ceilings and the right air conditioning."

There is an awesome energy about this functional approach to building design, characterised by a remark by architect Jeremy Mackay-Lewis, senior partner of the Whitney Mackay-Lewis partnership. "The modern office block is a machine for working in," he says.

But the machine need not necessarily be uncomfortable. Timothy Hammond, chairman of interior designers Charles Hammond, puts a plea for a right working atmosphere and environment in a recent issue of *Chief Executive*—the target at which he takes open aim. "Chief executives and their



Fisheye lens view of a third-floor office in Knightsbridge after it was replanned. A stringent approach to the use of space made the most of this narrow floor, in a 1950s block

senior colleagues probably spend a lot longer than the customary one-third of their weekday lives at work," he said. "Their working environment is, therefore, all important, but it is seldom given the consideration that it deserves by a company's top decision-makers themselves."

"Before calling designers in to discuss requirements, prospective clients should be clear in their own minds what they are seeking to achieve," he said, emphasising the choice between practical considerations which make the money in a "paper factory" and the favourable impact upon customers which, in other cases, could make a difference.

Hammond is currently working on a three-year design project for the Standard Chartered Bank, "taking over where the architect left off" on the interior design and furnishing specification of the Piano Noble floor at 22-28, Bishopsgate in the City of London.

### Image

Mr Hammond sees this sort of work—housing the chairman's and directors' offices as well as those of the senior management and including the boardroom, dining rooms and reception areas—as emphatically cost-effective—"an atmosphere conducive to efficient yet comfortable operation, a good place to sell from."

He sees the co-operate image, welcome of clients, and comfort of executives as areas of prime importance, "creating the right atmosphere, the best environment, the best work."

Attitudes not very different from these, perhaps, lay behind one of the most controversial aspects of office design at the moment. This centres on the encouragement given to design competitions by Mr Michael Heseltine, former Environment Secretary, and taken up subsequently by project managers and builder-developers.

There might seem no better way of producing good buildings, but the disadvantages of the competition method show clearly in the upsets over the architect-developer competition held for what is known as the Hampton site—to provide offices as an extension to the National Gallery in Trafalgar Square.

### Expensive

Jeremy Mackay-Lewis says that competitions are fun but expensive for the architect who is also, as a professional practitioner, denied the role which he is best qualified to perform.

The architect, he says, is best at determining a brief with a client. He derives this from a "succession of approximations" which, as client and architect come closer together, shows the latter what his client really wants.

"Sometimes we have to tell

him he needs two buildings instead of one," he says. "Sometimes we say he should not build at all, and offer a different solution."

But when a client has competition entries to consider, Mr Mackay-Lewis says, he has to analyse some highly technical work—models, costing programmes, and so on. He might find that he likes parts of one, and parts of another.

"Competitions should be judged on work which has been done. At the moment, it is like building from the street upwards, rather than from the foundations."

However, this should not obscure the point that serious thought is going on at many levels—in Government, in the architectural and design professions, and among the developers—on ways to improve both the external and internal qualities of new office buildings.

Mr Stuart Lipton, who recently resigned his executive directorship of Greycourt London Estates to pursue personal interests, made no bones about his belief that office architecture should be improved, and that he is aiming to do something about it.

Refreshingly, he was not saintly about it. "Better architecture makes money," he said. "If you look at good buildings you will find that they are also the ones with the best rents."

William Cochrane

## Rate of development outstripping supply

A YEAR ago the property market was congratulating itself that the Left-wing Greater London Council's office policy had had little impact on development in the capital. Today, the market might be happier if a more restrictive line had been taken.

In a special report published earlier this year, Jones Lang Wootton said the current wave of office development in Central London is both greater in volume and of longer duration than the previous "boom" of the mid-1970s.

"In the short term, the rate of completions during 1983 will remain high," said J.L.W., and we anticipate that the rate of starts will continue to decline from the very high level recorded in the second half of 1981."

What is happening in London has its parallels throughout the UK. Property development over the past 12 months has gone ahead against a background of generally restricted demand, particularly in the industrial and office markets.

Over-supply in some areas—the City of London "fringe," off-centre in Edinburgh, parts of the "Western Corridor" on and around the M4 motorway—are just a few examples—has made matters worse. "Indeed," says Edward Erdman, "much of the construction of schemes set in hand earlier in the year may not have taken place had the lack of current demand by tenants been apparent at an earlier stage."

### Factors

Erdman picks out two other, possibly more important, factors in last year's development activity. In early 1982, they say, funding was relatively cheap and easier to get than later in the year, when "more cautious institutional attitudes inevitably prevailed."

They also highlight the willingness of building contractors to undertake projects on slim profit margins to maintain some continuity of work, and to keep their workforces together. "Some contractors," they say, "have been prepared to take on the risk position of funding schemes in the interim in the expectation of forward sale arrangements with institutional clients in competition."

But low building costs can

only make competitive rents possible. When demand does not meet supply, this hardly matters. Erdman talks of reduced private sector demand coupled with the virtual disappearance of public sector requirements, and says: "Despite near-static costs, the viability of new schemes in most areas remains marginal with rents showing little or no growth."

They see only the most important regional centres, like Glasgow, continuing to attract developer interest outside South East England. In the South East, they take the view that popular areas for decentralisation of office stock have become almost too popular; their main attraction, cheap rents, is not what it was.

Yet, where the conditions are right, large-scale office development is still going ahead without a qualm on the part of the developer. Only recently, Westminster City Council saw a £70m plan for the further development of London's Victoria Station, incorporating 450,000 sq ft of offices in addition to the 200,000 sq ft already under construction.

The scheme was put forward by British Rail and Greycourt London Estates, the latter owned 50 per cent by Greycourt City Offices and Sir Robert McAlpine and Sons. On the concern expressed by property professionals about the actual and potential vacant office space in Central London, Mr Geoffrey Wilson, deputy chairman of Greycourt City Offices, said: "These reports do not make us nervous at all; we have an outstandingly good location."

The property developer, of course, is in the business of development with or without his own funds. If without, he has to look elsewhere and there has been a general feeling lately that institutional investment managers are less prepared than they were to risk their cash flows on the UK development market.

Edward Luker, a partner of Richard Ellis, debated the point lately at a Profex symposium organised by Philip Shipman on new concepts in property development finance.

"Notwithstanding the general air of despondency," he said, there is in reality a very active funding market. "In Mr Luker's experience, few if any good schemes fail to attract the necessary funds. It may take longer

to arrange the method of funding," he noted, "it may not eventually be the method the developer had hoped for, and the price may be lower, but the money is there."

Speaking at the same symposium, Mr John Parry, managing director of Commercial Union Properties, advanced the institutional view. He said the proportion of pension funds' cash flow available for investment in property has tended to diminish, for a number of reasons.

### Topped up

One of them is that "the degree of underfunding is passing." In other words, for a period the actuarial calculation of a pension fund's eventual obligations, exceeded the money being paid into the fund, which in some cases had to be "topped up" from corporate funds—giving the manager more to invest.

There was also unemployment, reducing the money being paid in, and indexed linked gilts edged stocks with yields close to the parameters against which property had performed in the long term.

Thus, said Mr Parry, the funds' capacity to do deals has diminished. "With deals over £5m we now get a discount for sure compared with £10m six months ago—the size of transactions has also tended to diminish," he said.

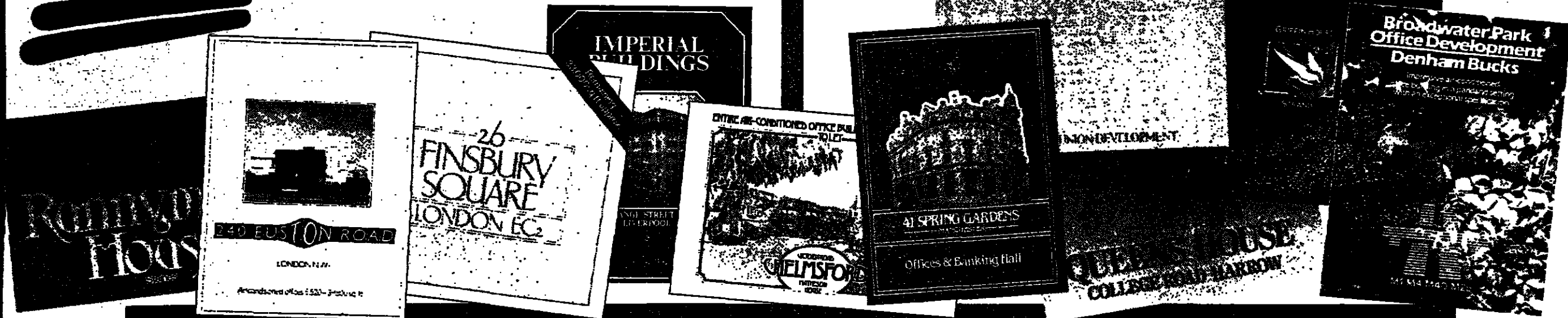
The passing of six months has, in fact, made a visible difference. In July of last year the value of prime office land in Birmingham was underlined dramatically by the £3.6m paid for a half-acre site by W. A. Blackburn, a Coventry-based private developer.

But some of the warmth had gone out of situations like that by the early winter of last year. Healey and Baker in a current round-up of the UK office markets pick out this sole development point: "We believe that in the past three or four months there has been a noticeable tail-off in what was the ever-bullish approach by developers to acquire office development sites with planning consent."

In their view, the main interest for developers now seems to be in small schemes and refurbishments in the provinces, "and one hundred per cent prime locations at that."

William Cochrane

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## Difficult to invest in hard year

LAST YEAR was not a good one for the institutional property investment market in general. Offices, on average, took a median time between shops-values growing, but much more slowly—and industrial property, which went into decline.

Jones Lang Wootton's latest Property Index, published in January, showed office investment performance at an absolute standstill in terms of capital values between December 1981 and December 1982, against rises of 12.8 per cent and 7 per cent respectively in 1981 and 1982.

JLW emphasised that this applied to the sub-sector as a whole, but not to its individual parts. "A study we have made of the offices in the index portfolio reveals a wide spread of overall returns ranging from minus 11 per cent to plus 18.3 per cent over the year," they said, "emphasising that even when the general perception is that nothing much is happening in a market, returns on individual properties can be performing in a widely disparate manner."

The problem for some, the opportunity for others, is straightforward supply and demand. Easley & Baker said in December that for offices, clear oversupplies prevailed in some areas. The strongest market remained in the south, they said, and was concentrated on properties valued at less than £5m, the most popular targets for the smaller institutions.

Several months later Paul Orchard-Lisle, H & B partner in charge of investment and research, has noted a marked shift in emphasis in the institutional investors' attitude to direct property investment, bringing enthusiasm back into the market. But the enthusiasm was concentrated on shopping. On offices, his attitude was still strictly neutral.

There is still plenty of mileage at the top end of the market. Nothing, it seems, stirs the imagination of agents, developers and investors more than the odd City of London freehold which becomes available now and then. When the Royal Bank of Scotland decided to dispose of three last year—two adjoining in Lombard Street and Birch Lane, the other in Bishopsgate—this became a considerable talking point.

The recently-announced final sale, 35 Bishopsgate for over £11m making a £20m-plus total, illustrates why. The property has been bought by London & Edinburgh Investment Trust; the Grade II listed building is to be refurbished to expand net floorspace from its present 20,000 sq ft to 31,500 sq ft.

The result should be an uplift in value to about £18m with both Drivers Jonas, acting for the Bank and Wright Oliphant



The old Royal Bank of Scotland building in Bishopsgate, sold for more than £11m

## PERCENTAGE RELATIVE YIELD MOVEMENTS (In relation to prime freehold office investment of £2m)

	Completed and let	Non-risk	Minimal risk	Medium risk	High risk
1973	4.5	4.75	5	NA	NA
1974	7	NA	NA	NA	NA
1975	6	6.5	6.75	NA	NA
1977	5.25	5.5	5.75	6.25	NA
1980	4.5	4.75	5	5.5	6
1983	4.75	5	5.25	5.75	6.25

NA indicates method not generally available.

Source: Richard Ellis

and Hillier Parker, representing the buyer, apparently happy with the result.

Reading between the lines, it might seem that the focus of the investment market is changing. Professionals seem to be coming to terms with the need to do much more research before, and perhaps take more action after, an investment decision is made.

### Queue

One of the first authoritative forecasts of the New Year came from Richard Ellis, which then reckoned that an upturn was only six to nine months away. By then, it believed, the queue of investors waiting for the right time to buy could have reached daunting proportions.

Ellis believed that an investment market should thrive on volatility, as long as the information was there for investors to take two-way decisions. The firm warned that when investors finally do decide to take the plunge there will be a scramble for plum properties, accompanied by soaring prices and yet another breakdown in the market mechanism, from overactivity this time rather than from a dearth of business.

To an extent the agents and the investing institutions have been caught out by their own penchant for prime properties, or at least for talking in terms of prime. Prime yields were the centre of attention last year, threatening to rise in the spring and being so in the summer. Institutional investors had problems of their own. Michael Hallett, investment/research partner at Hillier Parker, said at a recent Profex symposium

that in the 1977-81 boom years for property, funds had made a strategic decision to invest 25 per cent of their portfolios in the sector.

That meant, he said, that sometimes 50 per cent of the funds' cash flows were going into property in those years to get the portfolio up to the 25 per cent mark. In 1981, he said, they got there. The bigger funds had gone more into property than the others, they were subsequently hit more by redundancy and they had less money to invest in 1982.

He noted that investment statistics showed cash flow for the pension funds down 12 per cent in the first nine months of the year, and their investment into property down by 15.5 per cent. The drop, in Mr Hallett's view, was actually much more than that. Government statistics, he said, were gleaned from stamp duty returns and probably were a minimum of nine months out of date.

An added ingredient to the slow of funds equation was the raising of exchange control in 1981. Some funds made another strategic decision, he said, this time to go overseas, with obvious repercussions on their ability to invest in the UK.

So—as usual after the event—there are any number of reasons why the office property market was sluggish in 1982. Edward Erdman qualifies this in its 1982 report by noting: "There was considerable competition for prime office investments throughout 1982 in spite of the fact that the market was generally static." The same, no doubt, could hold true of 1983.

William Cochrane

## Planning red tape cut

MR MICHAEL HESELTINE'S tenure as supreme at the Department of the Environment may not go down as one of the most popular, but his attempts to cut through some of the red tape of Britain's property planning system have certainly made their mark.

Not least of his controversial actions came with the "can song" of planning decisions announced a few days before last Christmas.

In that week alone Mr Heseltine made no fewer than four decisions which could dramatically change London's skyline.

● The design team of Ahrends, Burton and Koralek were appointed architects for the National Gallery's extension in Trafalgar Square.

● Approval was given to plans for redevelopment of the old Billingsgate fish market in the City to provide a new commodities exchange with office development.

● Approval also went to plans to build on 13 acres of land near Cotham Street on the South Bank between Blackfriars and Waterloo Bridges.

● The go-ahead was given for a £30m plan to redevelop the St George's Hospital site at Hyde Park Corner.

The appointment of Ahrends, Burton and Koralek fuelled the heated architectural debate over the National Gallery extension. The competition has closed with all the hallmarks of a compromise. In the first round of the competition there were 79 entries for the coveted scheme.

Seven were selected for stage two for which more detailed designs were submitted. Of these, three were selected by the assessors—those by Ahrends, Burton and Koralek; Arup Associates and Skidmore Owings Merrill.

However, the advisers were unable to put forward any of the three schemes as they stood and the announcement date of the winner was put back so that all three entrants could go away and rework their plans. At this point a division between the trustees of the gallery and the advisers became evident. The trustees favoured the

Skidmore scheme, the advisers not representing the gallery leaning towards Ahrends' proposals. Ahrends won the day though it was sent off to draw up a new design.

No less controversial was Mr Heseltine's move on Coin Street. Despite two marathon planning inquiries costing £2m the future surrounding the site has hardly abated. The Minister gave outline planning permission for two schemes for the Coin Street site. Greycoat Commercial Estates has won approval for the smaller of its two plans involving 1.2m sq ft of office, commercial and recreational space, including 850,000 sq ft of offices.

Mr Heseltine also gave outline approval for an alternative set of proposals put forward by the Association of Waterloo Groups which has the backing of Lambeth and Southwark Councils and the GLC. Its scheme is for housing, industry and open space.

The association, local councils and the GLC have now put their combined weight behind appeals against the Greycoat scheme and are moving through the courts to prevent the 1.2m sq ft development going ahead.

### Hackles

Yet if the Minister's attitude towards planning caused a few hackles to rise, it certainly had a plus side. Talk to property developers today and there seems to be a general feeling that Mr Heseltine's reign as Environment Secretary did engender a more positive attitude towards development among planners at all levels.

One of Mr Heseltine's more memorable moves was the use of a special development order for the Arunbridge project on the South Bank at Vauxhall Bridge. Plans for the highly-controversial site, known as the "Green Giant", had run into enormous opposition from local parties, and indeed Mr Heseltine had thrown out a scheme for the site earlier in his time as Environment Secretary.

Using classic carrot and stick tactics, Mr Heseltine got Arun-

bridge to hold an architectural competition for the site. In return the path of planning would be smoothed by the use of a special development order.

However it was not a resounding success. Arunbridge had reserved the right to make the final choice of design rather than leave it to an independent body of judges. A public exhibition of the various proposals was put on and visitors invited to vote for the project they liked best.

As a public relations exercise it was impressive, but the result was not what was needed. A zig-zag office development was far from popular. Mr Stuart Holland, Labour MP for Vauxhall, called the project "scandalous and indefensible." Nevertheless, the scheme was already on the escalator to approval and passed through Parliament last summer after some lively debate.

The GLC would argue that their longrunning assertion that the level of office stock in London is adequate to cope with foreseeable demand without more large developments, is now being vindicated by the increasing evidence of research. For example, the recent report by the Central London Offices Research Monitoring process undertaken by chartered surveyors Jones Lang Wootton—underlines the potential imbalance of supply and demand in the London market.

The report states: "Completions during 1982 and 1983 will total over 10m sq ft gross—a high level relative to previous years. This amount of new floorspace will provide a severe test of the strength of demand for top quality offices in central London in the short and medium term."

At present County Hall is wondering what line Mr Heseltine's successor, Mr Tom King, will adopt. It would be unrealistic to think that there will be any major shift of policy. Nevertheless, the GLC is watching a couple of appeals currently on Mr King's desk with more than passing interest.

Terry Garrett

## OFFICE PROPERTY IV

Conditions in a number of important markets are reviewed here and on the next page

## Hit by recession

### The City

THE CITY OF London—in terms of rents, rates and service charges—remains one of the most expensive office addresses in the world. However, the City, despite its undoubted strengths and attractions, is not immune to the effects of economic recession. The market has suffered in recent months as tenants have failed to materialise in sufficient numbers to fill all the office space planned.

However, the market is not suffering uniformly. The recession has not reached some parts of the City office market as this one might be expected to reach.

Rents, notably in the City fringes, may have generally stagnated; in some cases rental levels will have fallen once special deals and rent-free periods are taken into consideration.

But in other areas, mostly in those few key streets around the Stock Exchange and Bank of England, demand has remained strong and rents have continued to rise throughout the recession.

Richard Ellis in its latest review of the City office market says: "The pattern of rental growth has closely mirrored the supply/demand variations in the City reflecting the distinction between central and peripheral locations."

Rents in the central area,

mainly those for prime buildings have shown substantial increases of up to £3 to £4 a sq ft during the past 12 months—rising by more than 20 per cent in some instances. This movement in top rents is clearly a reflection of the scarcity of first-class accommodation in the area.

"In contrast rental growth outside the main banking/insurance area was noticeably lower, with values in the Fleet Street and Holborn areas and other peripheral City locations remaining static. The high level of availability in relation to demand in these areas has resulted in many properties taking a considerable time to let," Richard Ellis says.

### Interest

Chris Freecock of Jones Lang Wootton does not expect this situation to alter materially during 1983. "Judging by some negotiations taking place in the market, and the strength of interest being shown in some buildings by prospective tenants, we can expect to see reasonably strong growth in rents in the prime banking quarter of the City during 1983."

"For the rest of the City, we expect to see little if any growth in rents this year, with rental levels having more or less reached a plateau in fringe locations."

In one of the top deals of 1982, National Bank of Kuwait agreed to pay just over £32 a sq ft for a 9,850

sq ft suite of offices in 99 Bishopsgate, let by Jones Lang Wootton on behalf of Hong Kong and Shanghai Bank.

But rents like this are the exception rather than the rule. The imbalance between supply and demand has been made wider by the early marketing of schemes—some not due for completion for many months—by developers concerned that if they wait, conditions in the market may worsen.

The market has not been helped by the wide publicity given to the decisions by several longstanding City occupiers to move to cheaper accommodation elsewhere. Commercial Union, for example, has announced plans to transfer the jobs of about half its 2,400 London staff to offices in Croydon and Basildon.

At the beginning of this year, the First National Bank of Chicago surprised the market by announcing plans to vacate its City headquarters to move down the road to MEP/General's 150,000 sq ft Long Acre development in Covent Garden.

Commercial agents say—not surprisingly—that the significance of these relocations have been over-stated. Nonetheless, moves by notable occupiers, such as Commercial Union, UDT and others indicate that all is not presently well with the central London office market.

Andrew Taylor

## Discriminating tenants

### West End

TWO OPPOSING forces are now at work in the West End property market. On the one hand, the demand by international corporations for prestige space in the heart of the more fashionable areas seems to be as strong as ever. Similarly, interest in small suites continues unabated. But if small remains beautiful, and what is fashionable remains important, the other side of the coin is the trend toward large occupiers withdrawing from some hitherto very strong letting areas.

Above all, as Savills have pointed out recently, 1983 is the year of the "discriminating tenant." The West End office market is beginning to show divergence in the letting achievements of the prestige areas, and the peripheries, and between modern, flexible space within the fashionable core and adjacent refurbished accommodation.

Many buildings in the West End, as the estate agents have noted, are listed as being of architectural interest.

Often originally designed as houses with large individual rooms, "there are many examples of refurbished listed period property in prime locations which remain unlet for long periods of time, which has become one of the most sought after office locations in the capital, is an example of the letting differential which has emerged."

The Post Office Staff Superannuation Fund let its 46,000

sq ft modern office development at 8 St James's Square, to Escher Corporation, the U.S. engineering group, for a reported £24 per sq ft. However, the next-door building, part of the same development, is a listed building and is under offer at a rent believed to be less than £18.50 per sq ft. This discrepancy, the agents feel, "highlights the large gap in demand between modern quality space and older refurbished offices."

The area as a whole, like so many others, is forced to come to terms with a substantial oversupply of space. There is about 2.5m sq ft of accommodation available in the West End alone, though agents put this in the context of a total of more than 49m sq ft of office space available in the City of Westminster. Very little new space, modern, efficient and above all flexible remains unwanted for very long.

### Two-tier

In addition to the continuing attractions of St James's, agents universally cite Covent Garden and Mayfair as locations of strong appeal. Knightsbridge, however, may be becoming something of a two-tier market. Small suites, usually comprising between 2,000 and 10,000 sq ft of net space, are still letting well.

The area around Hyde Park corner is stimulating a good deal of interest, say agents. Savills, which are now marketing 24,000 sq ft of prestige accommodation, say this is confidently expected to achieve rents in excess of £30 per sq ft. In addition, the

redevelopment of St George's at Hyde Park Corner by Grosvenor Estates is starting this year.

Yet major corporations are contemplating moving out of the larger blocks. Further west, the redevelopment of the former Royal Exchange, under the control of the City of London, is now some 50,000 sq ft available on various floors in Bowater House.

The drift out of large-scale accommodation to smaller executive buildings elsewhere in London, or outright moves from the capital, has probably been most marked in Victoria, previously an area of marked under-supply as major firms moved. Agents have taken space between the rail terminal and the Houses of Parliament.

That oversupply may be reversing and agents in general believe that if recession weakens anywhere in the West End this year, Victoria may be the principal area.

Large corporations such as Blue Circle—which is to vacate 30,000 sq ft in Stag Place in favour of premises now being built in the new office complex—British Steel Corporation, British Airways, Phillips Petroleum and Esso, are all examples of companies which have said they are moving or contemplating a move. Rents in large offices are generally expected to stay static throughout much of the area this year although continued demand for modern, single-floor suites could lift rents in such space by up to 10 per cent.

Ray Maughan

## Central rents rising

### Manchester

LEVELS OF inquiry have remained depressed in Greater Manchester over the past year, but the amount of prime properties in the centre of the conurbation have continued to rise and have now gone through the £6 per sq ft barrier.

The Tool Group has taken a lease on the entire 30,000 sq ft of Kent House, Spring Gardens, at more than that figure though two floors have been sub-let to banks.

Agents Dunlop Heywood say the pace of inquiries has quickened over the past two months and is beginning to show through in firm lettings. Space outside the central core and second-hand space generally has been hard to let. W. H. Robinson says the recession has forced a rising number of companies to sub-let space they do not require.

Dunlop Heywood's report for 1982 says that for the first time for some time suburban Manchester attracted fewer lettings than the city centre. Nevertheless, there have been a few over 10,000 sq ft, including Data General's lease of 13,000 sq ft at Parkway House, Northenden.

Most agents say the market outside Manchester has been rather flat, though at least one continues to argue that places close to motorways such as Sale, Altrincham and Stockport remain relatively popular. Rents in these centres tend to run in the £4.50 to £5.50 range which is very similar to average rents in Manchester. Stockport has tended to lag behind but the benefits of the M63 motorway extension may begin to show through.

### Filip

Manchester City Council's decision to abandon its ban on the provision of car parking spaces linked to new office development has been a fillip to new office building and letting. Much of the accommodation available in the conurbation's core, however, is refurbished—with no available car spaces—and much of it is proving very awkward to shift.

There is an awful lot of accommodation available, though the amount of new prime office space has been shrinking. Bernard Thorpe's available property table for the beginning of this year included 213,000 sq ft in new or relatively new developments and 157,000 sq ft of major refurbished space, but some of this has now gone.

The former includes the 11,400 sq ft of the New Queen's Court, most of the 112,000 sq ft of Heron House and about 40,000 sq ft at Arndale House. In the core of the conurbation, developments in hand include 14,000 sq ft at Clarendon House, Mosley Street, at Styles and Wood in conjunction with Sun Life Assurance of

Canada and Sibel Developments' 15,000 sq ft at Hanover House, Charlotte Street, an increasingly popular area. There is also European Property Corporation's refurbishment of Atrium on Booth Street.

Outside the central area, developments include the 26,500 sq ft Enterprise House, occupied by Black Construction, and Orbit Development's 28,000 sq ft scheme at Daw Bank.

Sale has a number of schemes completed or under part offer including lettings of 10,000 sq ft block in Washway Road, and the 12,000 sq ft Springfield House.

Bernard Thorpe says the "mass exodus" from Manchester city centre might now have been halted, but warns that the high level of Manchester rates may continue to encourage those companies which do not, specially need a city centre location to move out to the suburbs.

Finally, still in Manchester, there have been a number of significant lettings other than that of Tool of Kent House. National Westminster Bank has taken 12,000 sq ft as its first tenant in Huron House, Albert Square, and some other space in the new building is either under offer or has been taken up.

The huge amount of office accommodation which was built in the 1970s as part of the Arndale shopping complex—the biggest undercover shopping centre in Europe when it was first built—has always caused an oversupply problem for Manchester city. Dunlop Heywood says though that it continues to attract tenants, including London and Scottish which has taken 15,000 sq ft.

Nick Garnett







**Save & Prosper—continued**

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## LONDON TRADED OPTIONS

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**APRIL 14 1983**

- FINANCIAL TIMES

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## OFFSHORE AND OVERSEAS

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## SUPERDRUG STORES PLC

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Correspondence regarding the share register and documents for registration should in future be sent to the address below.

RALPH GOLDSTEIN  
DIRECTOR & SECRETARY.



Barclays Bank PLC,  
Registration Department,  
Radbrooke Hall,  
Knutsford, Cheshire,  
WA16 9EU.  
Telephone 0565 3888.

## Australian bank breaks the ice

By MARY ANN SIEGHART IN LONDON

THE FIRST new Eurodollar bond for over a week arrived in the market yesterday from National Australia Bank. The \$50m seven-year issue carries a tap for an additional \$50m at a later date and has a coupon of 11 1/2 per cent at a price of par.

The deal, which involves an interest-rate swap, is being led by Credit Suisse-First Boston. It is the first bond from an Australian bank in the Eurodollar market. Yesterday it was trading at a pre-market discount of about 1 1/2 points.

CSFB's \$100m, seven-year, 11 per cent Bank of Tokyo issue is being increased to \$125m. Its discount yesterday was around 1 1/2 points.

The dollar secondary market was very quiet yet again, with prices being marked up by about 1/4 point. Investors seemed to be waiting for the results of yesterday's U.S. Treasury auction before showing any buying interest.

The long-rumoured Ecu bond issue from Credit National finally materialised yesterday as a Ecu 50m (\$48m) 10-year, open-priced issue with an indicated coupon of 12 1/2 per cent.

It has a put option after eight years, and the lead managers are Credit Lyonnais, Kredietbank (Luxembourg) and Banque Nationale de Paris. It comes at the same time as a Ecu 150m loan from Credit Na-

tional which will be convertible into Eurobonds.

In the D-mark sector, the ten-year DM 150m Eurodollar bond was given a coupon of 7 1/2 per cent at a price of 99 by Dresdner Bank. When the deal came out on Monday, a price of par was expected, so the discount is an indication of the relative sluggishness of the German market. At a price of 99, it yields 7.5 per cent.

The D-mark secondary market rose about 1/4 point yesterday as the New York market firmed up.

Prices of seasoned Swiss bonds also rose slightly while mopping up of the latest new issues continued.

The pricing of Austria's Samurail bond was delayed yesterday. The 10-year, 10-year issue is expected, like the recent Sweden deal, to carry

an 8.5 per cent coupon. The lead manager will be Daiwa Securities.

France's state-owned power utility, Electricite de France (EDF), will borrow more than FFr 30bn (\$4.14bn) on the domestic and international capital markets this year, M Marcel Boiteux, the president, said.

He said EDF's debt stood at FFr 150bn at the end of last year, of which FFr 60bn was in foreign currencies.

The utility has accumulated losses totalling FFr 17bn, chiefly because of "the reluctance of successive French governments to allow EDF to raise its tariffs sufficiently to cover costs."

M Boiteux said EDF's 1983 operating accounts would remain in the red.

## LONDON RECENT ISSUES

## EQUITIES

Issue	Price	Amount	1982.3	Stock	Change	+ or -
Price	Amount	1982.3	High	Low		
140	F.P. 25.4	145	132	Alairship Inds.	132	
112	F.P. 16.0	154	129	Assoc. British Ports	154	
112	F.P. 16.0	154	129	Assoc. British Ports	154	
112	F.P. 16.0	154	129	Assoc. British Ports	154	
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112	F.P. 16.0	154	129	Assoc. British Ports	154	

## FIXED INTEREST STOCKS

Issue	Price	Amount	1982.3	Stock	Change	+ or -
Price	Amount	1982.3	High	Low		
99.431	F.P. 25.4	104	21.4	Birmingham 11 1/2 Red. 2013	154	
112	F.P. 16.0	154	129	Assoc. British Ports	154	
112	F.P. 16.0	154	129	Assoc. British Ports	154	
112	F.P. 16.0	154	129	Assoc. British Ports	154	
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112	F.P. 16.0	154	129	Assoc. British Ports	154	
112	F.P. 16.0	154	129	Assoc. British Ports	154	

## "RIGHTS" OFFERS

Issue	Price	Amount	1982.3	Stock	Change	+ or -
Price	Amount	1982.3	High	Low		
250	F.P. 25.4	284	342	AGB Research 10p	280	
1140	F.P. 25.4	154	129	Assoc. British Ports	154	
280	F.P. 25.4	284	342	AGB Research 10p	280	
280	F.P. 25.4	284	342	AGB Research 10p	280	
280	F.P. 25.4	284	342	AGB Research 10p	280	
280	F.P. 25.4	284	342	AGB Research 10p	280	
280	F.P. 25.4	284	342	AGB Research 10p	280	
280	F.P. 25.4	284	342	AGB Research 10p	280	
280	F.P. 25.4	284	342	AGB Research 10p	280	
280	F.P. 25.4	284	342	AGB Research 10p	280	

Renunciation date usually last day for dealing free of stamp duty. b Figures based on prospectus estimates. c Dividend rate paid or payable on part of capital covered based on dividend on full capital. d Assumed dividend and yield. e Forecast dividend: cover based on previous year's earnings. f Dividend and yield based on prospectus or other official estimates for 1982. g Gross. h Cover allows for conversion of shares not now ranking for dividend or ranking only for restricted dividends. i Placing price. j Pence unless otherwise indicated. k Issued by tender. l Offered to holders of ordinary shares as a "rights." m Issued by way of capitalisation. n Reintroduced. o Issued in connection with reorganisation merger or take-over. p Introduction. q Issued to former preference holders. r Allotment letters (or fully-paid). s Provisional or partly-paid allotment letters. t With warrants. u Dailings under special Rule. v United Securities Market. w London Listing. x Effective issue price after scrip. y Formerly dealt in under special rule.

## FT INTERNATIONAL BOND SERVICE

The list shows the 200 latest international bond issues for which an adequate secondary market exists. For further details of these or other bonds see the complete list of Eurobond prices published on the second Monday of each month. The following are closing prices for March 24.

Issue	Price	Amount	1982.3	Stock	Change	+ or -
Price	Amount	1982.3	High	Low		
100	F.P. 25.4	104	21.4	Birmingham 11 1/2 Red. 2013	154	
112	F.P. 16.0	154	129	Assoc. British Ports	154	
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112	F.P. 16.0	154	129	Assoc. British Ports	154	
112	F.P. 16.0	154	129	Assoc. British Ports	154	

Av. price changes: on day +1%, on week +1%

All of these securities have been sold. This announcement appears as a matter of record only.

NEW ISSUE

March 16, 1983

**\$125,000,000**

**Houston Lighting & Power Company**

First Mortgage Bonds, 12 1/2% Series due March 15, 2013

Kidder, Peabody & Co. Dean Witter Reynolds Inc.

Bear, Stearns & Co. Blyth Eastman Paine Webber Alex. Brown & Sons Dillon, Read & Co. Inc.

Donaldson, Lufkin & Jenrette Drexel Burnham Lambert Goldman, Sachs & Co. E.F. Hutton & Company Inc.

Lehman Brothers Kuhn Loeb Merrill Lynch White Weld Capital Markets Group Prudential-Bache

L.F. Rothschild, Unterberg, Towbin Shearson / American Express Inc. Smith Barney, Harris Upham & Co.

Warburg Paribas Becker Wertheim & Co. Inc. Rotan Mosle Inc.

ABD Securities Corporation Arnold and S. Bleichroeder, Inc. Atlantic Capital Basle Securities Corporation

Dominion Securities Ames Inc. A.G. Edwards & Sons, Inc. Eppler, Guerin & Turner, Inc. Robert Fleming

Kleinwort, Benson Ladenburg, Thalmann & Co. Inc. McDonald & Company

Moseley, Hallgarten, Estabrook & Weeden Inc. Nomura Securities International, Inc. Oppenheimer & Co., Inc.

Rauscher Pierce Refsnes, Inc. Rothschild Inc. Thomson McKinnon Securities Inc.

Tucker, Anthony & R. L. Day, Inc. Underwood, Neuhaus & Co. Wood Gundy Incorporated

**Dillingham Corporation**

has become a privately owned company through a merger with a newly formed corporation owned by

**Kohlberg, Kravis, Roberts & Co.**

and other investors, including management members of Dillingham Corporation.

We served as financial adviser to Dillingham Corporation and assisted in the negotiations.

**WARBURG PARIBAS BECKER**  
A.G. BECKER

March 1983



الجزء الثالث

Cocoa buffer  
stock delay  
likely, Page 35

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# SECTION III - INTERNATIONAL MARKETS

## FINANCIAL TIMES

Friday March 25 1983

### WALL STREET

## Treasury's allure lends solidity

THE SUCCESS of the opening stages of the U.S. Treasury's heavy funding programme, itself a reflection of a more optimistic view of inflation prospects, continued to buoy the confidence of Wall Street's financial markets, writes Terry Byland in New York.

Shares opened strongly with plenty of support shown across the broad range of industrial issues, and by 2pm the Dow Jones industrial average was up 2.9 at 1,143.77. It closed up 5.03 at a record 1,145.90.

Treasury stocks and other debt securities held on to the lower yields established at the close of the previous session, although there was an inclination to await the outcome of yesterday's auction of \$3.25bn in 20-year Treasury bonds.

Bond markets, which had closed strongly on Wednesday on reports of a high level of demand at the auction of seven-year Treasury notes, were favourably impressed yesterday as details emerged of the deals struck. About \$1.1bn had been bid about 3 1/2 times the amount issued. The auction yield of

10.58 per cent on the new notes was traded down to 10.48 per cent in the market yesterday, offering a significant real rate of return compared with current inflation rates in the U.S.

European banks were believed to have participated in the auction and there was good support in the market from the U.S. commercial banks.

All this was good news, and despite a firmer Federal Funds rate of 8% against 8.70 per cent at the previous close, credit markets opened steadily. Three-year Treasury notes traded at a discount rate of 8.42 per cent against 8.47 per cent and six-month bills a 8.46 per cent against 8.50 per cent. The trading was subdued as the market paused to measure the chances for the auction of 20-year Treasury bonds which traded on a when-issued basis at 10.55 per cent to 10.78 per cent, fitting in comfortably with yields on similar bonds. The Treasury 10% per cent 2012 long bond yielded 10.57 per cent after edging up to 98% from the previous days final quotation of 98.

Share markets started the day with a rush as overnight buying orders were completed. There was a pause at mid-session, but major stocks then resumed their rise with transport issues again in demand as investors looked for an upturn in rail and airline traffic as the economy expands.

Upward pressure on share prices is being strengthened by a search by fund managers for good-class stocks to brighten portfolios ahead of the fiscal year-end.

In oils Occidental Petroleum steadied to 30% on the sale of some of the assets

acquired from Cities Service, and Standard Oil of California looked firm at \$35. Among the oil service groups, however, Schlumberger remained weak at \$39.

AT & T improved to \$87 1/4 after Standard and Poor's issued a rating of its debt issues a shade more favourable than the verdict from Moody's, the other rating agency.

American Motors eased to \$6 on plans to sell 15m shares but a block trade was marked at \$5 1/4. A poor feature was Eli Lilly, down 3 1/4 to \$60 1/4 after published criticism of its Moxalactam antibiotic drug.

Resources were again the weak spot in Toronto, although base metals and minerals held up better than the golds and oils. Industrials were well supported, particularly the property, transport and media sectors. Papers and publishing fared worse, by contrast, than the broader Montreal market.

### LONDON

## Element of composure is regained

SOME composure was regained in the stock markets as the pressures against sterling subsided sufficiently to allow it to close above the day's worst level. More stable conditions returned to the equity sectors and government securities staged a useful rally.

Lessened fears about an early rise in U.S. interest rates, the overnight improvement in American bond prices and sterling's pick-up against the dollar, gave some much needed encouragement to British funds. The February trade figures for the UK failed to impress the market, but long-dated gilt-edged stocks held earlier gains which stretched to 1%.

Wall Street's overnight improvement prompted a slightly firmer start in leading industrial shares. However, investment confidence was again lacking and quotations began to drift back in extremely quiet trading.

The afternoon session saw an improvement and, with the help of late U.S. demand for Glaxo, up 25p at 740p, and a sympathetic gain of 7p to 380p in Beecham, the Financial Times Industrial Ordinary index closed 0.5 up at 854.8 after having shown a loss of 3.1 at 2 am.

An otherwise quiet day in mining markets was highlighted by brisk speculative activity in a number of the Australian gold hopefuls.

A buying spree in overnight domestic markets was followed through in London and Jingoistic Minerals more than doubled in price to close 32p higher at 61p. Kalbarra Minerals surged 13p to 42p and Enterprise Gold Mining put on 2p to 31p. All three companies were rumoured to have been the subject of a brokers' circular in the U.S.

Financials made modest progress. London issues were featured by Gold Fields which rose 13p to 495p in a market short of stock, while RTZ moved up 8p to 520p and Charter Consolidated 6p to 225p. In South Africans, De Beers added 8p to 495p, Anglo American Corporation 1% to £12 1/2 and Gencor 1% to £16 1/4.

Share information service, pages 36-37.

### EUROPE

## Trade trend favours Frankfurt

FORECASTS of an economic upturn and a further fall in inflation following the announcement of favourable February trade figures sent prices sharply higher again in Frankfurt.

The Commerzbank index, which began the month below 800, moved up 13 points on the day in heavy volume to 895. The closing Frankfurter Allgemeine Zeitung indicator reached a record level for the third consecutive day, gaining 4.22 to 296.78.

The domestic bond market also saw a modest advance, with typical gains of up to 30 basis points, and the Bundesbank was able to sell DM 15.7m of public paper - about the same as it had purchased the previous day.

Electricals were among the strongest sectors in an equity market which was also buoyed by Tuesday's strong Wall Street close, a softer dollar and reassuring signs on U.S. interest rates. Siemens drew particular attention after announcing plans for a rights issue and disclosing an encouraging growth in orders, and gained DM 8.20 to DM 328.50.

Strong interest from foreign investors brought brisk trading and a firm tone to Amsterdam, and prices advanced across a broad front.

Among Dutch internationals, Philips rose F1 3 to a record F1 44.5 in optimism over its future with or without a Grundig link. Unilever, Akzo and Royal Dutch Petroleum all posted smart gains.

Early signs of an upturn in the domestic bond market faded, leaving prices broadly steady.

Government hints of measures to encourage investment in industry sent prices higher in Paris. Many investors were waiting until details of the measures are announced, however, and the upward trend also reflected the selected purchases which usually mark the first day of a new monthly trading account.

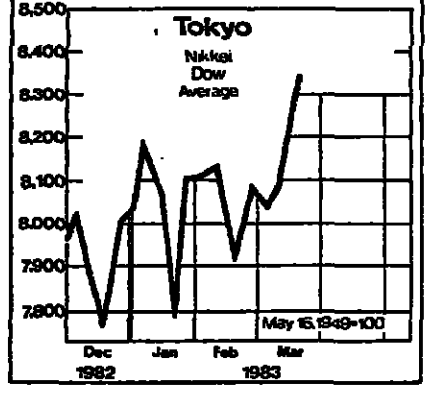
In Brussels, Belgian and foreign

stocks maintained their strength, encouraged by Wall Street's good performance. Holding company shares again led the rally, Sofina climbing BFr 220 to BFr 4,700, Bruxelles Lambert BFr 20 to BFr 1,820 and Societe Generale BFr 25 to BFr 1,600.

A higher bond market and yesterday's easing of the dollar brought firmer prices on considerable trading volume in Zurich.

Prices closed mainly easier in Milan after profit taking in quiet trading. In an expected reaction to the previous day's sharp gains, the market indicator showed a 1 per cent downturn at the close.

In Madrid, prices declined over a wide spectrum, with the heaviest falls in banking and electricals.



### FAR EAST

## Enthusiasm persists on rate hopes

A CONVICTION that the Japanese economy would soon pick up gave a further boost to share prices in Tokyo. The Nikkei-Dow Jones market average gained 28.95 to finish at 8,340.08 - for its eighth successive rise and fourth consecutive record close.

The market appeared convinced there would be an early cut in Japan's discount rate, although after the close Mr Haruo Maekawa, governor of the Bank

of Japan, said such a cut might weaken the yen seriously and cause problems for other countries, as well as Japan.

Hopes of a cut helped trading companies, but blue chips eased because of some profit-taking. Lower-priced steels and textiles continued to firm, along with oil, retail chemical and pharmaceutical issues. Oil issues were also in demand with investors taking advantage of low share prices.

Trading was heavy with first section turnover totalling about 470m shares, compared with 400m on Wednesday.

Trading in government bonds was very light because of the yen's weakness and the prevailing uncertainty about interest rates.

In Hong Kong, too, the market closed firm after increased late short-covering and fresh buying. The Hang Seng Index rose 18.87 on the day to 997.85. The market has discounted the likelihood that forthcoming corporate results will be poor, and investors are keenly awaiting results from Cheung Kong, Hutchinson Whampoa, Hongkong Land and Jardine Matheson, which are all due to report 1982 results on March 30.

The announcement that Hongkong Land had sold its 34.8 per cent interest in Hongkong Telephone to Cable and Wireless in a HK\$1.4bn deal, came too late to affect the market.

However, unconfirmed rumours of a rights issue took Hongkong Land 33 cents higher to HK\$4.40 and Jardine Matheson 40 cents to HK\$13.80. Cheung Kong was 25 cents ahead at HK\$9.55 while its subsidiary, Hutchinson Whampoa, added 40 cents to HK\$14.10.

Meanwhile, a prediction that the Hong Kong stock market would witness a radical shift away from property and into manufacturing and export sectors over the next few years, has been made by Mr Frank Heath, the executive director of Sung Hung Kai Securities.

In Singapore, prices closed mostly higher after a strong opening and mid-day correction. The Straits Times index ended 2.22 higher at 831.53, on volume of 12.5m shares.

One local stockbroker firm, City Securities, said there could be a correction to as low as 800 in the index, though there would be strong support at that level. It added that such a correction would help to digest the gains of recent weeks which had pushed share prices to uncomfortably high levels.

KEY MARKET MONITORS				
Frankfurt Commerzbank				
End Month Figure	1978	1979	1980	1981
Dec 1982-100	700	750	800	850
Paris CAC General				
End Month Figure	1978	1979	1980	1981
Dec 1982-100	60	80	100	120
Dow Jones Industrial Average				
End Month Figure	1978	1979	1980	1981
Dec 1982-100	100	110	120	130
FT Industrial Ordinary Index (30-Share)				
End Month Figure	1978	1979	1980	1981
Dec 1982-100	60	80	100	120
STOCK MARKET INDICES				
NEW YORK	March 24	Previous	Year ago	
DJ Industrial	1145.90	1140.87	823.34	
DJ Transport	517.55	513.90	337.21	
DJ Utilities	128.25	126.29	108.41	
S&P Composite	153.22	152.81	112.57	
LONDON				
FT Ind Ord	854.8	854.3	559.9	
FT-A All-shares	411.20	410.28	324.02	
FT-A 500	443.47	442.86	348.57	
FT-A Ind	415.85	415.57	318.75	
FT Gold mines	550.7	549.3	240.7	
FT Govt sec	80.52	79.98	68.81	
TOKYO				
Nikkei-Dow	8340.18	8311.12	7194.31	
Tokyo SE	614.76	612.70	535.84	
AUSTRALIA				
All Ord	508.2	510.3	478.1	
Metals & Mins	485.5	472.0	341.9	
AUSTRIA				
Credit Aktien	53.66	53.71	53.49	
BELGIUM				
Belgian SE	113.78	112.51	95.84	
CANADA				
Composite	2120.4	2114.34	1615.9	
Montreal	357.06	357.04	281.34	
Industrial	351.38	351.05	270.59	
Combined				
DENMARK				
Copenhagen SE	131.84	131.84	94.82	
FRANCE				
CAC Gen	112.20	111.20	102.4	
Ind. Tendance	119.40	117.20	114.5	
WEST GERMANY				
FAZ-Aktien	296.78	292.56	236.4	
Commerzbank	895.00	892.0	720.8	
HONG KONG				
Hang Seng	997.85	978.98	1228.38	
ITALY				
Banca Com.	211.79	214.33	206.46	
NETHERLANDS				
ANP-CBS Gen	124.4	121.9	88.8	
ANP-CBS Ind	106.2	104.3	71.3	
NORWAY				
Oslo SE	151.59	148.29	102.87	
SINGAPORE				
Straits Times	831.51	829.31	728.1	
SOUTH AFRICA				
Gold	732.7	715.3	473.2	
Industrial	831.3	832.2	574.6	
SPAIN				
Madrid SE	112.37	112.73	123.49	
SWEDEN				
J & P	1251.05	1254.03	606.56	
SWITZERLAND				
Swiss Bank Ind	311.20	308.8	256.2	
WORLD	March 24	Prev	Yr ago	
Capital Int'l	155.20	154.1	132.8	
GOLD (per ounce)				
London	March 24	Prev		
Frankfurt	\$415.50	\$408.75		
Zurich	\$415.50	\$410.50		
Paris (thing)	\$415.28	\$410.57		
New York (March)	\$410.0	\$417.90		
* Indicates latest pre-close figure				

### AUSTRALIA

## Mines decline

SHARE prices closed mixed with an easier bias in Sydney. Lower bullion prices in Hong Kong and London brought widespread declines among mining stocks, which left the mining index down 7.0 at 517.5.

Among heavyweights, BHP gave up 12 cents to A\$6.24, MIM 10 cents to A\$4.20, Western Mining three cents to A\$4.15 and CRA two cents to A\$4.48.

There were, however, some gains among cheaper issues. Kalbarra gained 20 cents to 70 cents and Jingoistic was at one time 30 cents ahead at A\$1.10. The oil and gas sector was generally subdued.

In Melbourne, an early improvement was not sustained and metal issues in particular eased in late trading.

### SOUTH AFRICA

## Low volume

TRADING volumes were very low in Johannesburg as domestic institutional investors stayed away from the market. Gold shares, however, closed firm in moderate trading in response to the firmer bullion price. One of the largest gains was posted by President Brand, which advanced R2 to R44.50, while lower priced stocks moved up by 50 cents or less.

De Beers reversed its fall earlier in the week, rising 18 cents to R8.23. Elsewhere, industrials were little changed.

## INTERNATIONAL REPORTS

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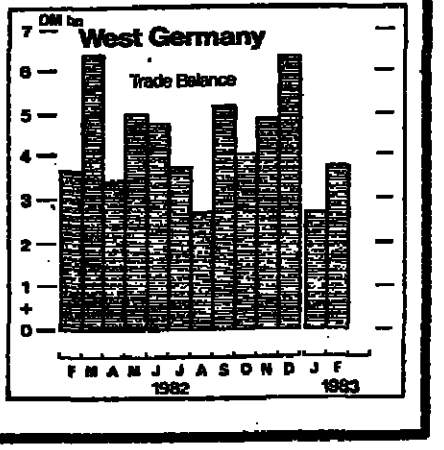
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**Continued on Page 3**

**Continued from Page 32**

**Continued on Page 34**

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## Blended credit for Chile approved

THE U.S. Agriculture Department has approved a \$14.5m (€58.6m) package of blended credit and commercial credit guarantees for Chile to finance a 1m-tonne grain purchase, Reuters reports.

The package will provide for the sale of about 700,000 tonnes of U.S. wheat and about 300,000 tonnes of U.S. maize.

The credits will allow Chile to increase its total grain imports above previously planned levels, said Mr John Block, Agriculture Secretary.

Mr Block, speaking on his North Africa-Middle East tour, said no decision has been taken yet on whether the payment-in-kind (PIK) programme will be extended beyond the current crop year for wheat and maize.

Weather would be a factor in determining extension of the programme, he said.

Meanwhile, in the wake of farmers' response to the PIK programme, the Agriculture Department has made the following initial projections for 1983: Maize, 5.6m bushels; all wheat, 2.6m bushels; soybeans, 2.1m bushels; cotton, 9.2m bales.

K. K. Sharma writes from New Delhi: A severe drought in 10 of India's 22 states has badly damaged the winter crop and heavy losses in foodgrain production are feared for the second successive year.

The drop in foodgrain production could be as much as 10m tonnes, according to unofficial estimates. This will mean a serious depletion of food stocks and make further imports of wheat and other grain inevitable.

The Government is not making any announcement of the quantity of imports required but Mr V. P. Singh, the Commerce Minister, has said that these will take place again this year.

## Cocoa council likely to delay buffer stock buying decision

By John Edwards, COMMODITIES EDITOR

THE TWO-WEEK session of the International Cocoa Organisation (ICCO) in London is expected to end today with no agreement to resume support buying by the buffer stock of the International Cocoa Agreement.

It was understood yesterday that a full meeting of the International Cocoa Council will be held in London on Monday to discuss the decision on renewing buffer stock buying until its next meeting on July 11-12.

Delegates at the talks have

failed to agree once again on how to utilise the \$75m loan obtained from a Brazilian banking consortium to strengthen the buffer stock resources. At the same time there is now an additional \$33m available to the buffer stock accumulated from the 2 cents a pound levy imposed on cocoa exports. Little progress appears to have been made either on preparing for negotiating a new international cocoa agreement when the present pact expires at the end of next year.

London traders had already

discounted the possibility of renewed support buying being authorised. However prices on the futures market eased again yesterday in spite of the weaker trend in sterling and news that the Chinese government had launched an emergency programme to help cocoa and coffee farmers hit by bush fires recently.

London coffee futures prices, however, rose to new highs yesterday. The May position closed \$10.5 up at \$1.98 a tonne after climbing to \$1.92 at one stage.

## Optimism on tin group

By Wong Sulong in Kuala Lumpur

DATUK PAUL LEONG, the Minister, yesterday expressed optimism that an association of tin producing countries would be formed soon.

Mining ministers from seven tin producing countries—Malaysia, Indonesia, Thailand, Bolivia, Australia, Nigeria and Zaire—will meet in London on Monday to discuss the formation of the proposed association.

Datuk Leong, who is heading the Malaysian team, did not indicate how some of the differences between Malaysia and Indonesia, which he had earlier acknowledged to be "fundamental", could be resolved.

However, it is understood that since the technical experts meeting in London last month, there has been a narrowing of differences between Indonesian and Malaysian officials.

Formation of the tin producers association has been held up because Indonesia is against the Malaysian pro-

posal that the association should have powers to operate a buffer stockpile and impose export controls, which Malaysia does not agree with the Indonesian view that decisions of the association should be by consensus.

Commenting on tin prices which have risen to a record high of over \$9,000 per tonne on the London Metal Exchange, Datuk Leong said the price rise was deceptive because of the decline in sterling.

John Edwards writes: The further fall in the value of sterling helped push tin values to record levels on the London Metal Exchange yesterday. Cash tin closed \$26 higher at \$1,575 a tonne in spite of the fact that the tin price in Malaysia remained unchanged at \$430.50 a kilo.

Copper prices advanced too, following heavy buying interest by speculators covering previous sales. The cash price of high-grade cash copper closed \$26.5 up at \$1,081 a tonne.

## West Germany faces cod ban

WEST GERMAN trawlers could be barred from Canada's cod fisheries following a further round of inclusive talks aimed at resolving the dispute between Ottawa and the EEC over their Long-Term Fisheries Agreement (LTA).

Officials yesterday described the two-day talks as useful in defining the outstanding problems but it was clear that no conclusive progress was made despite indications that Canada may be prepared to soften its demands.

Canada had been insisting on further cuts in the value of its fishery but it was clear that it could be 1982 losses of up to \$12m because of unforeseen restrictions in the EEC's arrangements for taking Canadian fish into the market.

Instead, Canada appears to have concentrated in the latest talks on seeking greater future access for its products.

Under the six-year LTA which came into force at the beginning of last year, the EEC is granted fishing rights, primarily for West German trawlers, in return for accepting Canadian imports on preferential terms.

## Slower decline in liquid milk consumption

By Richard Mooney

THE RATE of decline in liquid milk consumption in England and Wales slowed considerably last month. At 47.4m litres the total was only 0.4 per cent down from February 1982 compared with year-on-year declines of 3.6 per cent in January and 1.7 per cent in December, according to provisional figures published by the Milk Marketing Board.

Total deliveries of milk off farms rose 10 per cent compared with February 1982 to 1,000.9m litres and supplies going for manufacturing were up 19.8 per cent at 613.5m litres.

SENATOR Strom Thurmond has urged the government to implement President Reagan's decision to upgrade the U.S. chromium stipend, his bill would help save stainless steel, which contains chromium, from bankruptcy.

THE Chicago Board of Trade has urged the government to implement President Reagan's decision to upgrade the U.S. chromium stipend, his bill would help save stainless steel, which contains chromium, from bankruptcy.

DENMARK is to ask the EEC to take retaliatory trade measures against Sweden and Norway because the two Scandinavian countries have refused to lift restrictions on imported Danish meat and dairy products imposed after outbreaks of foot and mouth disease.

AN AGREEMENT allowing commercial tuna fishing boats from the U.S. and other countries to fish within 200 miles of Central and South American Pacific coastline is expected to become effective later this year.

MR PETER POOLEY, an Agriculture Minister Under-Secretary, is to become European Commission deputy director-general (agriculture), succeeding Mr David Williamson.

## Moralising and philosophising over subsidies and shortages

FIFTY YEARS ago the world's grain and other food markets were overflowing with produce far in excess of economic demand. At the same time a great many people lacked the basics of nutrition and some were dying of hunger.

Farmers almost everywhere were fighting desperately to survive, whether more so than in the U.S. This was when President Roosevelt laid down the remedy of paying people not to produce grain and any other food commodity in surplus.

This policy known as "set aside" was practised off and on in the U.S. until a few years ago.

Exactly the same situation faces us today except that the quantities in surplus are much greater because farming improvements have made it possible to produce more than we need.

He is now visiting potential customers in the Mediterranean and Middle East.

In fact, both sides in this argument have doubtful justification for their behaviour. Because it laid down the basis of a Common Agricultural Policy some 20 years ago which included subsidising food exports, the EEC seems to think that other countries should accept the principle but not do likewise themselves.

But the Americans also subsidise their farmers and their exports. The only difference between them is that U.S. farmers are subsidised at a much lower level per individual commodity than those in the Community.

In grain, for instance, the American farmer gets about two-thirds of the EEC price. It is also true that U.S. output of grain and milk has increased even faster than that in the EEC. Nor did Mr Block elaborate on what would happen to the EEC and the other food trading countries on the ques-

tion of export subsidies and other impediments to the free movement of goods throughout the world.

I asked Mr Block if he expected that the EEC would reciprocate and actually do something to reduce its own excessive output and consequent dumping on world markets.

He seemed to have little more than a faint hope of a constructive approach to this subject, and he gave me more than a hint of an extension of

the sale of subsidised flour which the U.S. had made to Egypt, about which the Commission and the French are very aggressive.

He is now visiting potential customers in the Mediterranean and Middle East.

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In grain, for instance, the American farmer gets about two-thirds of the EEC price. It is also true that U.S. output of grain and milk has increased even faster than that in the EEC. Nor did Mr Block elaborate on what would happen to the EEC and the other food trading countries on the ques-

or just a one-off affair? There were hints, too, that other countries were going to have little to do with restraining production. Canada, Argentina and Australia are pushing up output as hard as they know how, while even highly industrialised Japan is sheltering its farmers on the some times any other protectionist country.

A little, but not too much, was made of the fact that should Russia and the Eastern bloc have a good harvest and cease importing the results on the world's farming economies would be catastrophic.

As a farmer benefiting from the CAP, I cannot help wondering sometimes if the protection afforded me by that policy is going to last forever. Will the taxpayer and consumer be happy to sustain European farmers in the manner to which they have become accustomed forever, while the rest of the hungry people who are always employment and reduced living standards?

There is little danger of shortage. The world is full of grain and there is potential for a great deal more. As for the hungry people who are always being called to mind, I am afraid they must learn to grow the food themselves or do without as they always have, even in the "holidays" of which today's circumstances are a reflection.

The arguments for attacking this sector are cogent. Cereals farms are large though the numbers involved are small as compared with say, dairymen. Minorities suffer in democratic institutions.

I don't expect an immediate attack but I do feel that cereal growing could be extremely vulnerable in a search for economies.

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## PRICE CHANGES

In tonnes unless stated otherwise	Mar. 24 1983	+ or -	Month ago	Mar. 24 1983	+ or -	Month ago
Metals						
Aluminium	2810-615		2810-615			
Free Mkt.	1208-1270		1208-1270			
Copper	1081	+56	5119.75			
3 months	12115.75	+27	12132.25			
Cash	12115.75	+27	12132.25			
3 months	12115.75	+27	12132.25			
Gold	415		415			
Cash	415		415			
3 months	415		415			
Monthly	415		415			
3 months	415		415			
Free Mkt.	300-250		106-250			
Palladium	909.35	+2.5	1115.75			
3 months	2367.90	+5.5	2394.90			
Cash	2367.90	+5.5	2394.90			
Platinum	725.50	+21.85	920.10			
3 months	740.50	+21.85	912.50			
Cash	740.50	+21.85	912.50			
Tin	2815.75		2817.75			
Cash	2815.75		2817.75			
Tungsten	853.75		846.55			
Wolfram 25.4 lb.	899.91	-	900.95			
3 months	1246.75	+6.5	1244.5			
Cash	1246.75	+6.5	1244.5			
Oil						
Crude (WTI)	\$489.50	+5	\$467.5			
Groundnut						
Lined Grade						
Per Maltan	\$562		\$372.5			
Seeds						
Cocoa Philip.	\$553		\$515			
Per Maltan	\$553		\$515			
Barley Fut. Sep	\$112.75		\$130.00			
3 months	\$112.75		\$130.00			
Wheat Fut. Jul	\$126.25	+0.8	\$122.50			
No. 2 Hard Wit.						
Cocoa commoditie						
Cocoa ship 1984	\$1189.5	-5	\$1189.5			
Per Maltan	\$1189.5	-5	\$1189.5			
Coffee Lat. May	\$1698.5	+4.5	\$1648			
3 months	\$1698.5	+4.5	\$1648			
Cash	\$1698.5	+4.5	\$1648			
Oil	\$532.5		\$522.5			
Robbott Kilo	740		735.5			
Sugar (raw)	\$109.75		\$104			
Wool 40.2	4039 kilo	-4	4073kilo			
* Unquoted, * April, * May, * April, * May, * March-April, 1 Per 16-18 lbs.						







## LEISURE—Continued

### ESTMENT TRUSTS-Cont.

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